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📍 116 Lord Street RICHMOND VIC





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## Timeless Victorian charm

A celebration of Victorian character, this quintessential 2 bedroom weatherboard home offers period style and substance with freestanding elegance in a popular neighbourhood of timeless allure.

Open-plan living and dining provides direct access to the rear courtyard and separate deck area, the timber-lined cabinetry kitchen includes a breakfast bar, twin sinks, a tiled splashback, stainless-steel appliances and ample preparation and bench space.

Period features integral to the Victorian era include open fireplaces, a lace-trimmed verandah, picket fence, Baltic pine floorboards, lead-lighting, sash windows, high ceilings and decorative skirting and cornices.

- 2 large newly carpeted bedrooms, one with dual built-in robes
- Welcoming hallway with timber floorboards
- Bathroom with shower over bath plus mirrored cabinetry and laundry capability
- Split-system cooling plus additional heating
- Freshly painted with brand-new lighting
- Timber Deck and separate brick-paved rear courtyard with versatile studio/shed/storeroom
- Further potential to renovate, elevate and extend (STCA)

This convenient inner-city address sells itself. Simply stroll to city-bound trams, Burnley trains, Yarra River fitness trails, a mouth-watering mix of cafes, bars and restaurants, and key zoning to Richmond Primary School and highly prized Melbourne Girls' College.

For more information, please contact Andrew Car today.

### 3 x LITTLE THINGS WE LOVE

#### 1. Melbourne Girls' College

In the zone for this sought-after choice

#### 2. Grand Hotel

Moments from upmarket eatery

#### 3. Burnley Railway Station

Short walk to city-bound trains

#### Disclaimer:

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### **Andrew Car**

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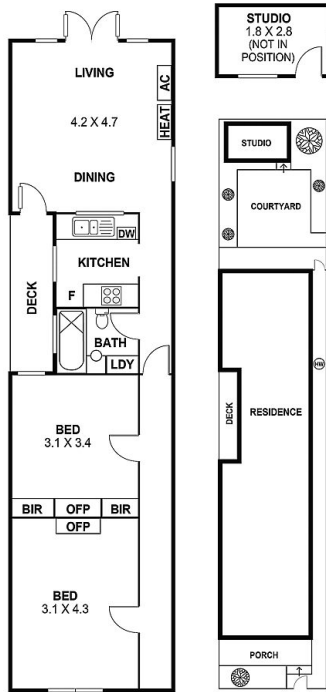
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APPROX. LAND SIZE 140 SCMS

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