

**12 Gillman Street, Hawthorn East, VIC, 3123**



**House For Sale**

Wednesday, 20 November 2024

**12 Gillman Street, Hawthorn East, VIC, 3123**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Daniel DAssisi  
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## **A Diamond In The Rough Ready For Transformation**

Set on a low-maintenance block of approximately 249 m<sup>2</sup>, this single-level weatherboard is modest, unpolished, and bursting with opportunity for a fresh start. Showing its age, what it lacks in modern appeal, it makes up for in potential. Whether you're considering a top-to-toe renovation or planning a luxurious new build (STCA), it provides an exciting blank slate for your creative ambitions. (STCA)

The existing floor plan is functional, featuring a central living room, a sunroom, a kitchen with an upright stove, two bedrooms, and a combined bathroom/laundry. While the interiors are dated and well-worn, the lofty 3.3m ceilings in the front hallway hint at the character that could be revived. Outside, the sizable backyard offers boundless possibilities for landscaping or an extension (STCA). Completing the package, is a single garage with valuable rear laneway access, and potential to accommodate two cars.

The location, close to Auburn Primary and High Schools, some of Melbourne's most prestigious private schools, Auburn Station, nearby tram stops, Fritsch Holzer Park, and Camberwell Junction Shopping Precinct, ensures all your lifestyle needs are within easy reach.

Whether you restore its charm or start anew, this is an opportunity to create something really special in a prime position.

If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=49335>

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