

**13 Winifred Street, St Albans, VIC, 3021**



**House For Sale**

Monday, 18 November 2024

**13 Winifred Street, St Albans, VIC, 3021**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Gioan Pham  
0393641888



John Fumi  
0393641888

## **Brick Beauty with Big Potential in St Albans' Best Spot**

Welcome to 13 Winifred Street, St Albans—a charming and spacious brick veneer home that combines timeless period features with an unbeatable location. Perfectly positioned in the heart of vibrant St Albans, this home offers unparalleled convenience, just a short stroll from Sacred Heart Primary School, Catholic Regional College, St Albans Primary School, St Albans train station, bus services, and the bustling Alfrieda Street precinct with its array of restaurants, cafes, and shops.

Beautifully maintained for its age, this generously proportioned home features four bedrooms, a large living area, a formal dining room, and a spacious kitchen with a meals area and ample storage. Additional highlights include a sunroom, a central bathroom, a second toilet, and a substantial backyard complete with a lock-up garage. The expansive block presents incredible potential, with room to add a second dwelling or develop units or townhouses (STCA).

This versatile property is ideal for families seeking space and convenience, investors looking for high-yield rental returns, or developers with an eye for opportunity in a prime location. Don't miss your chance to secure this exceptional property in one of St Albans' most sought-after streets.