

44 Gold Street, Collingwood, VIC, 3066

Nelson Alexander

House For Sale

Thursday, 24 October 2024

44 Gold Street, Collingwood, VIC, 3066

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

A golden opportunity in coveted Collingwood address awaits!

Proudly positioned in a desirable Collingwood locale, this charming double-fronted residence with dual access via Little Abbot Street has been much loved by the same family of over 49 years, now presenting an enticing opportunity to reimagine its future in a celebrated cosmopolitan address to match.

With a light-filled floorplan and classic design, current accommodation reveals three spacious bedrooms (one with built-in robes), a large separate living domain, and a bright, well-maintained kitchen adjoining a vast tiled dining area perfect for family gatherings. The light-filled rear bathroom with bath, separate laundry, and ducted heating add to the home's comfort, while a sunny, paved yard provides ample space for outdoor entertaining and direct laneway access via Little Abbot Street for effortless off-street parking - an appealing find for inner-city property.

Enjoying easy access to the best of Collingwood's urban delights, including vibrant Smith, Brunswick, and Gertrude Streets, enjoy strolling distance to excellent cafes, award winning restaurants and boutique shops, plus freeways and a myriad of city-bound transport all within reach. With its endless potential to renovate, extend, and enhance (STCA), families, first-home owners and buyers with creative vision and renovation smarts will quickly recognise the potential to write the next chapter of a very exciting future indeed. Make it yours!