

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig Bennison Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.









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## Excellence in an extended form

An inspired, intelligent approach to extending a classical free standing Victorian has created sensational spaces in a cul-de-sac setting that offers peace and privacy yet puts Swan Street trams and Burnley station only a matter of moments away. A front bedroom filled with northern light establishes an inviting mood that's immediately matched by a second downstairs bedroom featuring French doors and direct access to a large central bathroom while above, a spacious mezzanine style third bedroom delivers impressive sky lit proportions. To the rear, the living/dining area's polished floorboards and courtyard outlooks are instantly appealing but perhaps most striking is the spectacular ceiling, a soaring cathedral style design, accompanied by a beautifully effective turret sky light. The open plan kitchen adds efficiency to the elegance of these great dimensions, complemented by the outdoor backdrop's total seclusion, low maintenance ease and ample secure storage. Enticing in every way.

AUCTION	Saturday 1st August at 1pm
INSPECT	Wednesday 6.15-6.45pm, Saturday as advertised
LAND	138 sqm approx.
CONTACT	Clayton Smith 0418 877 445 Elliot Gill 0411 863 603 Nicholas Allen 0401 439 148
OFFICE	Richmond 9428 3333
WEB	jelliscraig.com.au





RICHMOND 64 Farmer Street



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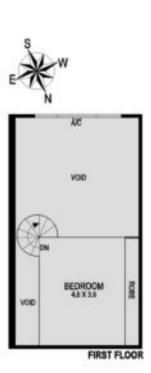
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## PRIVATE SALE

WEB	jelliscraig.com.au
OFFICE	Richmond 9428 3333
CONTACT	Clayton Smith 0418 877 445 Elliot Gill 0411 863 603 Nicholas Allen 0401 439 148
LAND	138 sqm approx.
INSPECT	As advertised or by appointment





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