



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.

Jellis Craig Richmond **9428 3333**  
369 Bridge Road, Richmond  
[jelliscraig.com.au](http://jelliscraig.com.au)



**Jellis  
Craig**

RICHMOND 64 Farmer Street

**Jellis  
Craig**

RICHMOND  
64 Farmer Street

3  1 

## 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** [jellisraig.com.au](http://jellisraig.com.au)





RICHMOND  
64 Farmer Street

3 1

## 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.



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 Bennisson Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.

RICHMOND 64 Farmer Street

# Jellis Craig

### PRIVATE SALE

INSPECT As advertised or by appointment

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](http://jelliscraig.com.au)

