



**72 Grantham Street Brunswick West VIC**

3 2 1

This free-standing double-fronted Victorian exudes traditional charm with a modern edge. Neat and comfortable with three bedrooms, an updated kitchen, separate living and sunroom . Generously-proportioned original home with wide, deep allotment with north-facing aspect and ROW on Dawson Street.

The modern kitchen/dining is full of light, with solid-oak benchtops and stainless steel appliances, while the large rear sunroom offers an ideal space to retreat or work from home and two bathrooms add further convenience. Other features include ducted heating/cooling, alarm system, polished timber floors, separate laundry, outdoor WC and storage shed. City trams and Union Square are in close proximity, with Gilpin Park, Jewell Station and Sydney Road cafes all just a walk away.

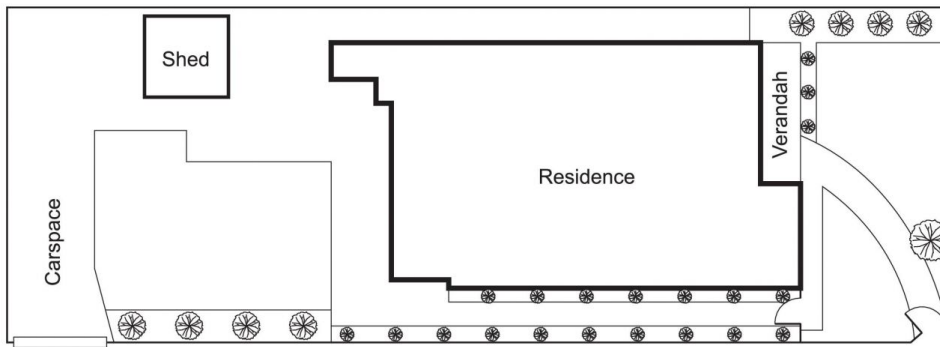
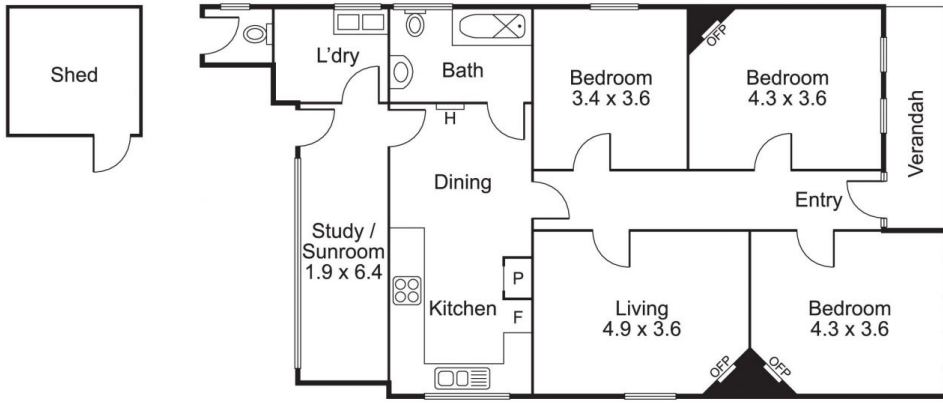
**View :** <https://www.alexkarbon.com.au/lease/vic/north/brunswick-west/residential/house/6209814>



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Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.