



## 78 Nicholson Street BRUNSWICK EAST VIC

3 2 4

An extraordinary opportunity in the heart of Brunswick East. The property sits on a generous 512m<sup>2</sup> block with main road frontage and rear laneway access. While plans are pursued, receive a great rental income from this fantastic property which consists of 2 living areas, 3 spacious bedrooms with BIR, open plan kitchen/living as well as a large shed in the rear. This block provides a fantastic development/redevelopment opportunity (STCA) in a prime location just 5km from the CBD. With a tram stop at your front door to take you to the city, close proximity to cafes, restaurants, schools and other transport facilities. Dont miss this rare opportunity in a prime position.

**Land Size** : 512 sqm

**View** : <https://www.ypa.com.au/7394781>