



## 71 Grantham Street Brunswick West VIC

3 1 2

Situated in a premiere location that provides convenience and lifestyle, this solid one-owner home provides you the opportunity to renovate, build or develop on the doorstep of opportunity in the Residential Growth Zone - Schedule 1.

**Price** : Auction | \$1,300,000 - \$1,400,000  
**View** : <https://www.ypa.com.au/8071577>

The home offers high ceilings throughout, a great floor-plan with 3 good sized bedrooms, central bathroom, separate laundry (with 2nd WC), a big lounge and a huge open-plan kitchen servicing the tiled meals area, large enough to host dinners with the whole family!

Outside you'll find a great sized back yard with extra storage sheds, plus a big lock-up garage with separate workshop and additional storage behind with a woodfire oven.



**Luke Albioli**  
**0403 700 003**



**Alexander Sherriff**  
**0438 212 714**



Internal: 125m2 approx.

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.