



**76 Hotham Street COLLINGWOOD VIC**

3 1 2

In need of some love and attention, this light-filled brick residence has certainly seen better days. With untapped potential, the impressive corner block of 293sqm will accommodate your renovation/extension plans, a new build or boutique development (STCA). Featuring 3 bedrooms, spacious living room, kitchen with meals, central bathroom, separate laundry, North facing courtyard and off street parking for 2 cars. Combining a groovy 70's style, typical of the era, timber floors and heating/air-conditioning unit. Location is amazing, close to vibrant Smith & Gertrude Street's restaurants, bars, gastro pubs, distilleries, boutique clothing, parkland and scenic bike trails.

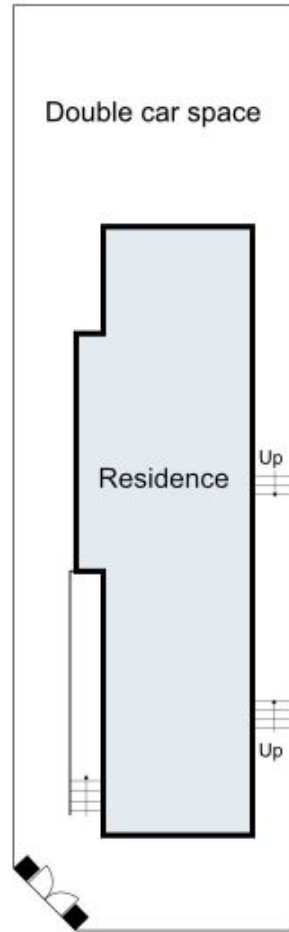
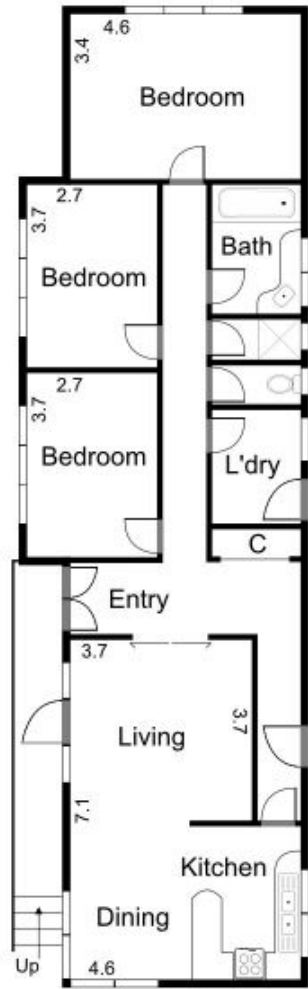
**Price** : \$1,445,000  
**Land Size** : 293 sqm  
**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/collingwood/residential/house/7462132>



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Site Plan