

**119 Spensley Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Thursday, 14 March 2024

**119 Spensley Street, Clifton Hill, Vic 3068**

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



James McCulloch  
0422456255



Rick Daniel  
0409737985

## **Auction \$1,650,000 - \$1,750,000**

Proclaimed by its period façade and fringed with striking cast-iron lacework, this deceptively spacious Victorian terrace presents a masterful fusion of contemporary styling and heritage features. Through the decorative arched hallway and past the capacious accommodations, the open space and lofty ceilings of the living area are enhanced by the wealth of natural light that pours in through the decked side yard. Conveniently located, the property is within walking distance of city-bound transport, Queens Parade village, and prolific, peaceful parklands.- Comprising three over-sized bedrooms, each offering built-in robes and luxe plantation shutters, and two with ornate open fireplaces.- Spacious living/dining area flooded with natural light through French doors that frame the tranquil backyard garden with ROW pedestrian access.- Contemporary kitchen, complete with sleek cabinetry, granite benchtops and stainless-steel appliances including dishwasher.- Stylish bathroom equipped with large vanity, ample storage, and shower-over-bath.- Additional features include separate laundry room with backyard access, hydronic heating throughout, split system heating and cooling, and pull-down attic storage.- Short walk to Clifton Hill train station, Hoddle Street busses, and Queens Parade trams.- Easy access to Queens Parade Village, Collingwood Leisure Centre, Yarra Bend and Quarries Parks, and Darling Gardens.