

**12/122 Roseneath Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**Townhouse For Sale**

Thursday, 18 April 2024

12/122 Roseneath Street, Clifton Hill, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Roland Paterson  
0417367997



Henry Rutherford  
0468998001

## **Auction \$1,350,000 - \$1,400,000**

Perfectly placed within the privacy of an award-winning development, this designer townhouse of generous proportions and architectural delights offers an exciting opportunity to secure a turn-key home, complete with panoramic rooftop terrace with CBD vista, and two secure parking spaces. Within walking distance of transport, parklands, and numerous local eateries, the coveted location affords all the ease and convenience of a cosmopolitan locale.- Light-filled, open-plan living and dining area occupies the first floor, enhanced by the hardwood floors and architectural staircase, and adjoined by a quaint courtyard.- Contemporary two-tone kitchen boasts generous island bench with seating space, stone benchtops and splashback, Miele appliances, and integrated refrigerator and dishwasher.- Three well-appointed bedrooms, each with built-in robes and split systems, and primary featuring private courtyard, and fully tiled ensuite bathroom with large walk-in shower and fluted glass screen.- Modern central bathroom with shower-over-tub, same fluted glass accents, timber vanity, and ample mirrored cabinet space.- Decked rooftop terrace, with stunning panoramic views of the CBD skyline and surrounding streetscape.- Additional features include dedicated study area, separate laundry room, understairs storage, and two secure car spaces.- Communal amenities include solar electricity, rainwater-fed herb gardens, BBQ terrace, kitchen/dining hall, workshop, and bicycle storage.- Premium position close to Clifton Hill train station and Hoddle Street busses.- Walk to Queens Parade village, brimming with bars, restaurants, and shopping.- Meters from both Darling Gardens, the Merri Creek Trail, and Ramsden Street Reserve and Oval.