

12/2 Groom Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Friday, 24 May 2024

12/2 Groom Street, Clifton Hill, Vic 3068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

Auction \$1,275,000 - \$1,375,000

Situated in a gated development, this historic warehouse conversion boasts a prime corner position and the rare inner-city advantage of two secure parking spaces and a spacious, private courtyard. Elegantly transformed, a slew of sophisticated enhancements delivers impressive accommodation and indoor-outdoor entertainment options. Ideally located within a vibrant local neighbourhood, the home is just moments from cafes, parks, Queens Parade Village, and Clifton Hill train station.- Open-plan living space, bathed in north light, flows out via double doors to the sunny, north-facing balcony with BBQ.- Elegant kitchen in neutral tones adjoins the meals area, showcasing stone island bench, modern appliances, and ample storage.- Two double bedrooms complete with built-in robes, and main with private balcony, are serviced by the stylish, central bathroom.- Versatile second living space offers flexibility as 3rd bedroom or dedicated home office with built-in cabinetry.- Spacious and private, high walled, north-facing courtyard with Mediterranean flair features stunning timber doors and stone paving, presenting the perfect outdoor entertaining area, with access to Groom Street. - Additional highlights include powder room, European laundry, timber floors, split-system heating/cooling, and security alarm.- Meters from Quarries Park, Darling Gardens, Yarra Bend Park, and river trails.- Queens Parade Village cafes, bars, and eateries only moments away.- Clifton Hill train station, Queens Parade trams, and Collingwood Leisure Centre, all within close proximity.