

**12 Groom Street, Clifton Hill, Vic 3068**



**Sold House**

Tuesday, 22 August 2023

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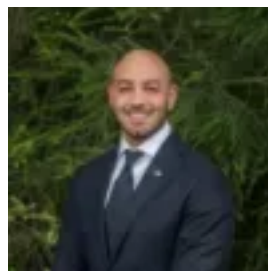
**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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## Contact agent

Clifton Hill with its brilliant access to parks, cafes and the CBD has always been a destination suburb and this three bedroom, two bathroom plus study Edwardian offers exciting entry to its premier lifestyle. Smartly updated and flooded in natural light, this pretty home with fretwork trims showcases sleek streamlined interiors with a lofty entrance hall culminating in an open plan domain whose extensive glazing and stacker doors to an alfresco courtyard offer seamless indoor-outdoor entertaining. Miele cooking features in a granite topped kitchen with clever storage, the study features French Doors to a lightwell courtyard and spacious bedrooms, two with built-in robes share two smartly appointed bathrooms. With hardwood floors, Euro laundry, panel heating and split system air conditioning, this freshly painted and remarkably versatile home puts savvy buyers near Yarra Bend Park, Clifton Hill Station, Dights Falls, Capital City Trail, schools and local shopping and cafes.