

13 Hilton Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Thursday, 14 March 2024

13 Hilton Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 1

Type: House



Luke Chisholm
0439392887



Sonya Laferla
0419230985

Private Sale \$990,000

Situated just moments from verdant parklands in one of inner-Melbourne's most sought-after residential enclaves, this delightful Federation home beckons with its open-plan living area, comfortable floorplan, and potential for future enhancements (STCA). Offering an excellent opportunity on the outskirts of the city, the property is ideally positioned to enjoy fast access to transport, dining, and entertainment, ensuring a lifestyle marked by convenience.- Well-appointed kitchen, illuminated by an overhead skylight, is open to the living/dining area and flows out to the paved, rear courtyard.- Two privately zoned bedrooms, each with mirrored built-in robes.- Central bathroom with shower over bath, and laundry provisions.- Additional features include a central light-courtyard, providing natural light to the second bedroom, bathroom, and kitchen, and ducted heating.- Short stroll to Smith Street trams, Clifton Hill train station, or Hoddle Street busses.- Minutes from superb restaurants, bars, cafes, and local shopping at Queens Parade village.- Picturesque parklands at nearby Darling and Edinburgh Gardens.