

**131 McIlwraith Street, Carlton North, Vic 3054**



**House For Sale**

Wednesday, 17 April 2024

131 McIlwraith Street, Carlton North, Vic 3054

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 205 m2**

**Type: House**

**\$1,450,000 - \$1,595,000**

A highly sought after Princes Hill address provides the ideal accompaniment to a harmonious blend of distinctive Victorian features with smartly finished contemporary updates. Original Baltic c1870 pine floorboards evoke the era beneath the high ceilings of an arched hall that introduces two double bedrooms, each with evocative open fire-places. A central living room and a separate dining area, each with its own grand fire-place, contribute to this home's instantly engaging personality before a modern adjoining kitchen with walk-in pantry and sublime garden outlooks to a double width private rear garden. A smartly updated central bathroom featuring effective sky-lighting and stylish stone vanity reflects an impressive commitment to quality. Reverse cycle air conditioning guarantees constant comfort throughout a welcoming home enhanced by Ilve stove, security doors, separate laundry, and period details. The north-facing garden retreat features a majestic weeping elm from Ripponlea Estate, along with other established plantings, providing a unique backdrop of botanic beauty with Princes Park, local shops, and city tram moments' away. In conjunction with Kelly & Shiel: Paulina Falvo 0414 227 006. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.