

**140A Gold Street, Clifton Hill, Vic 3068**



**House For Sale**

Thursday, 11 January 2024

**140A Gold Street, Clifton Hill, Vic 3068**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lee Muddle  
0449130331



Angus Greene  
0403749828

**\$1,400,000 - \$1,500,000**

A golden Darling Gardens precinct opportunity offered for the first time since 1966, this elegant 3 bedroom brick Edwardian is a light-filled, single-level beauty with secure rear Copper Lane off-street parking. A secluded corner sanctuary with full north-side orientation, a picturesque period profile and landscaped garden introduce this superb semi-detached residence fusing attractive heritage character and modern enhancement in an impeccably presented setting. High decorative ceilings, ornate fireplaces and polished Baltic pine floorboards create a delightfully refined ambience throughout a spacious 3 bedroom interior that flows with easy-living functionality to a private rear courtyard garden with a paved alfresco terrace bathing in sunshine. Beyond a tessellated tile security porch, an inviting fretwork-arched hallway leads to 3 generously proportioned bedrooms where 2 include timber built-in robes. Further is a large living room, a renovated kitchen retaining its original cast iron stove that offers modern appliances with stone countertops and soft-close storage for everyday efficiency plus a perfectly updated bathroom. Additionally, there is a separate laundry with a second toilet, electric panel heating as well as a roller door for effortless secure parking via Noone Street. Desirably located within minutes of vibrant Smith and Brunswick Streets, this impressive home that's just a hop, skip and jump to Clifton Hill Primary School and Darling Gardens playground is also only moments from Queens Parade cafes, Collingwood Leisure Centre, Eastern freeway, trams and train station.