

**153 Ramsden Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**Townhouse For Sale**

Thursday, 9 May 2024

153 Ramsden Street, Clifton Hill, Vic 3068

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Roland Paterson  
0417367997



Henry Rutherford  
0468998001

## **Auction \$1,600,000 - \$1,700,000**

Thoroughly considered and invitingly large, this captivating townhouse exudes elegance and sophistication, nestled in one of Melbourne's most liveable suburbs. Captivating with its park-side position and grand proportions, the intelligent floorplan has been thoroughly considered to beckon in natural light. Within walking distance of local cafes, parklands, schools, and transport, relish the convenience of living on the city-fringe.- Vast, open-concept living/dining area runs the length of the ground floor, letting in a wealth of natural light.- Gourmet kitchen, showcasing granite benchtops, European appliances, mosaic-tiled splashback, and large pantry.- Primary suite complete with private, north-facing balcony overlooking Quarries Park, walk-in robe, and ensuite bathroom.- Additional three bedrooms, each with built-in robes; two serviced by the stylish, first floor bathroom, and the fourth with ensuite occupying the second floor, offering flexibility as dedicated home office.- Paved courtyard with added luxury of remote-controlled, double carport, accessible via wide ROW.- Other highlights include powder room, Euro laundry, ducted heating, split-system air-conditioning, plantation shutters throughout, under-stairs storage, and solar panels.- Across from Quarries Park, and within moments of Spensley Street shops, Merri Creek trails, and Darling Gardens.- A short walk to trams, buses & Clifton Hill train station, with direct access to CBD.- Zoned to Spensley Street Primary School and Fitzroy High School.