

**17 David Street, Carlton, Vic 3053**



**House For Sale**

Thursday, 9 May 2024

**17 David Street, Carlton, Vic 3053**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Liam Carrington  
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**\$1,900,000 - \$2,000,000**

Beyond compare with its 3 bedroom, 3.5 bathroom architect design and 2 secure car spaces, this stunning modern residence is a unique Carlton oasis in a quiet and coveted street. City-edge living is sensationally next-level throughout the brilliantly curated, light-filled interior and fabulous outdoor areas of this high-end designer home delivering the perfect mix of superior quality, absolute privacy and comprehensive security. Walk with ease to surrounding attractions such as Lygon Street and Rathdowne Village then completely relax in a secluded setting where clever design elements maximize the space and excellent appointments elevate an exceptional lifestyle experience. Solid Grey Ironbark floorboards, hydronic heating, split-system air-conditioning and double-glazing reflect the first-class attention to detail that extends to a handy dumb-waiter and loads of storage as the layout unfolds to reveal a ground-floor bedroom including mirror built-in robes, stylish ensuite and a private courtyard. Further accommodation continues to impress with a generous bedroom (mirror BIRs) adjoining a 2-way ensuite/bathroom and a large main bedroom featuring built-in robes with TV space, a powder room and a double-shower ensuite with a separate bath. A top-floor open-plan zone is amazing whether entertaining guests or cosy times alone as there's a large gourmet kitchen with Neff/Miele appliances (induction, oven, dishwasher) and microwave, a stone-topped breakfast bench, dining area and living room that integrates exciting home cinema technology including automatic drop-down projector, screen and surround-sound speakers. Wide in-wall stacker doors open to a superb east-facing alfresco terrace that features a gas mains BBQ kitchen and views sweeping north from the city skyline that friends and family are going to love. Also offers a full laundry, video intercom, alarm system, in-built speakers plus remote-control garaging. Carlton's best-kept secret offered for the very first time, this impeccably maintained and presented residence in the University High School zone is a rare opportunity only minutes to the city and just moments to cafes, restaurants, shopping, wine bars, Cinema Nova, Princes Park, Melbourne University, major hospitals, Queen Victoria Market, trams and the new Parkville train station.