

**17 Grattan Street, Carlton, Vic 3053**



**Sold House**

Friday, 11 August 2023

17 Grattan Street, Carlton, Vic 3053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Contact agent

Inspect by Appointment - Contact Joanna Nairn 0419 994 664 Just metres to cosmopolitan Lygon Street and Carlton Gardens, this stately balconied Victorian residence within the historic "Victoria Terrace" row represents a rewarding investment or lifestyle opportunity (STCA). The original grandeur and elegance also provide inspiration to transform the captivating dimensions into a luxurious family home whilst comfortable in its current condition. The majestic arched hallway featuring Baltic pine floors, stained glass and ornate high ceilings introduces a gracious sitting room with marble fireplace and a home office with fireplace. The living and dining room is served by a galley style modern kitchen with stainless steel benches. The living area opens to a private west-facing paved courtyard and spacious multi car garaging accessed via the rear lane. A classic staircase with exquisite stained-glass window leads up to the generous main bedroom/office with marble fireplace and full width undercover balcony and two additional bedrooms or offices enjoying city views. There is a bathroom downstairs and an upstairs powder-room. Just a short stroll to a myriad of restaurants, boutiques, cinemas, trams, the University of Melbourne and the CBD, this illustrious domain also includes an alarm, RC/air-conditioning and ample storage.