

# 170 Canning Street, Carlton, Vic 3053

## House For Sale

Wednesday, 27 March 2024

170 Canning Street, Carlton, Vic 3053

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tom Roberts  
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Paul Spirli  
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## **Auction \$1,800,000 - \$1,980,000**

Barber House - Designed by renowned architects Edmond & Corrigan, this iconic c1979 custom designed & built residence sits on a 6m wide block along one of Carlton's most prominent Victorian streetscapes. It is placed steps from city trams and just a short stroll to the heart of Lygon Street, vibrant Brunswick Street, Melbourne University and Carlton Gardens. Well presented throughout with timeless appeal, this unique abode showcases an open form layout while cleverly maximising space and light across two levels. From the front private courtyard garden, enter the home and you're greeted by sun filled living and dining areas with high ceilings, gas fireplace and double height windows, leading through to a well designed timber kitchen and adjacent meals area. Step outside to an idyllic north facing patio and pergola courtyard garden in leafy surrounds, plus easy off street car space from Strahan Lane. Overlooking the garden on the ground floor is a king sized bedroom with built-ins and bright twin bathroom. The first floor has a large 2nd bedroom with a walk-in robe, ensuite bathroom and home office/retreat enjoying views across the Carlton skyline. This fabulous property features alarm system, split system a/c, slate flooring, dishwasher, a wine cellar and concealed hall storage. A very unique 1970's Carlton classic. Land: 6.6m x 30.5m (201m<sup>2</sup>) all approximate. Nelson Alexander Pty Ltd