

18 O'grady Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Wednesday, 12 June 2024

18 O'grady Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Sonya Laferla
0419230985



Roland Paterson
0417367997

Auction \$1,800,000 - \$1,900,000

Concealed behind an iconic, hawthorn brick exterior and darling picket fence, this beautiful Victorian flaunts both an expertly designed interior by Volume 2 Architecture, and a professionally landscaped courtyard by award-winning Eckersly Garden Architecture. Thoughtfully laid out to maximise light and space, the property offers comfortably luxe living, seamlessly marrying period features with modern refinements. With the added luxury of secure, garage parking, enjoy the convenience the surroundings have to offer, close to local cafes, Merri Creek trails, and Clifton Hill Station.- Lavish, light-filled kitchen includes vast central island with stone countertop and breakfast bench, premium Smeg appliances including dishwasher, electric high-level overhead windows, dedicated study alcove, and adjoining dining area with outlooks to the lush side courtyard.- Dazzling, light filled living space with bespoke joinery extends to meet the courtyard via Lotus full-height, frameless glass bi-fold doors.- Two generous bedrooms boast built-in robes, main with sleek ensuite consisting of large walk-in shower, subfloor heating, floating timber vanity, and mirrored shaving cabinet.- Contemporary central bathroom comes complete with shower-over-bath, heated towel rail, laundry provisions, and calming views of the verdant side courtyard.- Sun-drenched, north-facing courtyard showcases blackbutt decking, bluestone pavers, flourishing garden with overhead creeper canopy, energy efficient lighting, and single car garage with custom-fit storage cabinets and built-in desk, accessed via Rose Street.- Additional highlights include 4.6kW solar panels and Evergen battery, double glazing, hydronic heating throughout, AC split system, USB charging points in kitchen, dining, and garage, and ornate arched hallway with full period detailing.- Short stroll to Clifton Hill train station, Hoddle Street buses, Queens Parade Village eateries and shops, and tranquil Darling Gardens.- Easy access to Merri Creek Trails, Collingwood Leisure Centre, Mayors Park, and Coulson Reserve.- Zoned for Spensley Street Primary School and Fitzroy High School.