

**2/31 York Street, Richmond, Vic 3121**



**Townhouse For Sale**

Friday, 2 February 2024

2/31 York Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Peter Vigano  
0407301224



Trent Stewart  
0403051980

**\$1,350,000 - \$1,450,000**

An architectural prize rich in industrial character, this first class factory conversion delivers coveted city fringe convenience, comfort, and chic. Abundant windows attract brilliant natural light, joined by towering ceilings in creating an atmosphere synonymous with the area's finest warehouse transformations. With a sizeable lower lounge doubling as an ideal home office, a quiet bedroom/bathroom pairing complements two sumptuous, top floor bedrooms, with skyscraper glimpses to master, a private balcony to guest, and lavish, dual basin bathroom to both. Exposed beams and leafy outlooks enliven a remarkable middle level, with open living and dining areas extending onto an expansive decked setting soaking in sublime sun. Underlining entertaining credentials, a granite top kitchen features upmarket Fisher & Paykel and AEG appliances, while additional highlights include comprehensive heating/cooling, water temperature control, mirrored robes, an alarm, laundry, and two secure carport spaces. Only 190m to Grey Street Reserve, 850m to Fitzroy Gardens, and 950m to the MCG, it's steps from vibrant Bridge Road and Victoria Street lifestyle hubs, along with city trains and trams.