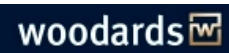


**2/42 Grattan Place, Carlton, Vic 3053**



**Apartment For Sale**

Thursday, 16 November 2023

2/42 Grattan Place, Carlton, Vic 3053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Glenn Bartlett  
0418337710



Stuart Mitchell  
0410456963

**\$780,000 - \$850,000**

Exuding a unique sense of calm and tranquillity, whilst enjoying all the immediate amenity of this vibrant city edge location, this distinctive first floor residence combines enduring heritage appeal with every modern comfort. Quietly positioned, yet only metres from all the colour and culture of Lygon Street, it offers a beautiful home base on the edge of the city. Blessed with a sense of spaciousness, an especially generous living area opens to a deep covered balcony orientated towards the city skyline, ideal for both evening aperitifs and morning coffees. The bright, central kitchen features a wraparound bench, and adjoins an elevated dining/meals area with a captivating leadlight window. The two bedrooms both have bespoke fitted robes, one also fitted with inspired in-built shelving and storage. A sparkling bathroom has an ultra-wide vanity, shower over bath, and convenient laundry space. Further features include hydronic heating in all rooms, split-system cooling, timber floors, deluxe ceiling fans, and secure basement parking. The unbeatable lifestyle locale is surrounded by cafés, restaurants and boutique retail, just steps from trams, Argyle Square, Melbourne Uni, Cinema Nova, Melbourne Museum, Carlton Gardens, Queen Victoria Market, the CBD and so much more. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.