

**201/23-25 Clapham Street, Thornbury, Vic 3071**

**Nelson Alexander**

**Apartment For Sale**

Friday, 31 May 2024

201/23-25 Clapham Street, Thornbury, Vic 3071

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Rodighiero  
0394861800



Giorgia Gabriele  
0394861800

**Auction \$630,000 - \$680,000**

Wonderfully located in the epicentre for some of Melbourne's best culinary delights and shopping along High Street, this larger than most second floor apartment with enormous alfresco balcony offers a private inner-city retreat, focusing on low maintenance living and effortless indoor/outdoor connection. With its generous interiors and awash with natural light, discover two bedrooms (custom built-in-robos) and a stylish main bathroom with rain shower head and ample vanity storage. A sleek open plan kitchen with SMEG appliances, stone bench tops and smart lighting adjoins the sun-drenched living and dining area, where double glazed floor to ceiling doors open onto a huge wrap around balcony - a rare find for inner city apartments! Enjoy a quiet morning coffee or open all the doors to utilise endless entertainment options - on both a large and intimate scale - with incredible views at sunset. Add to this, a cleverly incorporated European laundry, secure video intercom, basement car space with two storage cages and three split system heating/cooling units for year-round comfort. With no compromise on space or style, this terrific opportunity celebrates a top location to match. Stroll to High Street's vibrant eateries and boutique shopping, plus city bound trains on the doorstep, Henderson Park nearby and St George's Road trams a short stroll away. Lifestyle lovers valuing modern living and indoor/outdoor entertaining will quickly realize the incredible appeal. Make it yours!