

**21 Clifford Place, Clifton Hill, Vic 3068**

**Nelson Alexander**

**Sold Townhouse**

Friday, 11 August 2023

21 Clifford Place, Clifton Hill, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$1,255,000**

In a tranquil location just metres from Merri Creek, Yarra River trails and acres of parkland, this contemporary residence over three levels offers the perfect inner-city home in sought after Clifton Hill. Full of natural light, this home will impress with its generous proportions and elegant timeless style. Featuring clean lines and contemporary style with 3 double bedrooms (all with BIRs), two bathrooms, entertainers' kitchen with quality Miele appliances, large living and dining area flowing to a wide balcony. Includes European laundry, heating/cooling, alarm, polished floorboards, abundant storage, video intercom entry, remote-control garage and second car space. Well located it is on the edge of the CBD with the best of the inner north at your doorstep including Quarries Park, Dights Falls, Yarra River/Capital City Trail, schools, Queens Parade, Smith Street, local cafes, Clifton Hill Station, and sporting facilities all within walking distance.