

**21D Grant Street, Clifton Hill, Vic 3068**



**Apartment For Sale**

Thursday, 22 February 2024

21D Grant Street, Clifton Hill, Vic 3068

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Simon Shrimpton  
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**\$650,000 - \$700,000**

First the size and then the style and quality of this huge light-filled apartment will surprise with its designated spaces to study, lounge, cook up a storm, dine and entertain. Bigger than most and brilliantly enhanced, this captivating 1 bedroom corner apartment is secured on the first floor fronting quiet Grant Street in a low-rise boutique conversion from award-winning architects McGauran Soon. A central Clifton Hill Village location affording absolute convenience to fully enjoy a low-maintenance inner-city lifestyle surrounds this superbly presented home where engineered oak floorboards in an entrance hallway reveal an extra-spacious, single-level 80 sq. metre (approx.) layout. A recent update infusing custom-designed oak joinery into a large living and dining room brings further sophistication and functionality to an open-planned space seamlessly linking to a stunning kitchen featuring European stainless-steel appliances, extensive stone composite benchtops and soft-close drawers. And, just outside for relaxed treetops entertaining is a leafy, east-facing undercover balcony. Central is a big bathroom (heated towel rail) and a laundry while a study alcove is fitted with a desk in a peaceful position and an oversized bedroom incorporates a polished concrete floor and a great walk-in robe. Other features include split-system heating and cooling, block-out blinds and an internal storeroom plus there's a secure car parking space on title. A perfect springboard to a range of nearby attractions including cafes, wine bar, train station (10-minutes into town!), Yarra River and Merri Creek parkland and bike trails, Darling Gardens, Collingwood Leisure Centre, Queens Parade shopping and the 86 tram to Smith/Gertrude Streets and Westgarth/High Street.