

**251 Canning Street, Carlton North, Vic 3054**



**House For Sale**

Thursday, 30 May 2024

251 Canning Street, Carlton North, Vic 3054

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**

**\$1,650,000 - \$1,750,000**

Enjoying a superb Canning Street aspect, and the additional light a corner position affords, 'Edinburgh House' is a regal balcony terrace etched with old-world grandeur. From the façade's soaring parapet, ornate wrought-iron lacework and bluestone footings, through to an interior filled with decorative ceilings, high skirtings and moulded archways, this is a splendid period residence in an exceptional lifestyle location. The impressively wide arched entry hall opens to an expansive living area, where dual zones wrap around a central fireplace with grand mantel and hearth. A generous, updated kitchen/dining area leads through to a laundry and bathroom set against exposed brick, which opens out to a private courtyard garden with sunny north-western orientation and rear gate access. The split-level first floor hosts three bedrooms, from the stately front room with its fireplace, period flourishes and balcony access, to two further robed bedrooms and a bathroom highlighted by checked tiles. Additional features include unique loft space and attic storage, under stair storage, and split-system heating/cooling. In one of the areas most sought after locations, you're just steps from Rathdowne Village, Curtain Square, city transport, Princes Park, Lee Street Primary, Edinburgh Gardens, Brunswick Street, Carlton Baths 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.