

**254 Neerim Road, Carnegie, Vic 3163**



**House For Sale**

Wednesday, 10 April 2024

254 Neerim Road, Carnegie, Vic 3163

**Bedrooms: 7**

**Bathrooms: 3**

**Type: House**



Christian De Frece

0417779966

**\$1,500,000 - \$1,650,000**

If you're looking for something truly special, that's unlike anything on the market, you can't look past this iconic residence. Standing proudly on a prime corner block in the heart of Carnegie this unique property with a heritage overlay, originated as a church, was transformed into an art gallery/café & self contained residence & is currently being used as a share house. This three-storey beauty with a flexible floorplan, a wonderful eclectic character & endless possibilities presents an exciting opportunity for creative renovators to reconfigure into a magnificently unique residence (STCA) or with eight currently tenanted rooms, it also presents an exciting long term investment opportunity - the choice is yours! From the moment you step inside the open plan naturally light filled living & dining zone with polished timber floors, you'll be instantly allured by the impressive proportions, high ceilings, original stained glass windows, exposed brick walls, beautiful timber detail & colourful ceiling rosettes. Adding to the appeal is a well appointed kitchen. The ground level also features three bedrooms, an additional living space (converted single garage), one full bathroom & an additional toilet. Upstairs, the first level features a shared kitchen & dining space, four additional bedrooms (one with access to a large sun drenched balcony) & a central bathroom. While the top level, a secluded studio sanctuary beneath cathedral ceilings delivers a living/dining/bedroom space with split system heating/cooling & sweeping neighbourhood views, bathroom with laundry facilities & modern kitchen. Other features include hydronic heating throughout, enclosed wrap around front courtyard & a separate laundry. Situated in an excellent location, just an easy walk to parks, schools transport & a multitude of shops, cafes & restaurants with vibrant Koornang Road & Glen Huntly Road close by. Agent in Conjunction; Maserow & Co Maureen Maserow 0421 206 162