

**26 Caroline Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Thursday, 4 April 2024

26 Caroline Street, Clifton Hill, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Auction \$1,400,000 - 1,500,000**

Proudly elevated in one of Clifton Hill's finest pockets, this semi-detached period home with rear ROW is in immaculate condition throughout, ticking all the right boxes for relaxed, light-filled living surrounded by popular parklands, cafes, and schools. Retaining all the grace and charm of the era, soaring ceilings and warm timber floorboards reveal two generous bedrooms (rear with magnificent bay windows and French doors) and a period bathroom with shower/bath combination. Large separate living and dining rooms precede the quaint cottage-style kitchen with gas cooking, leading through to the private brick paved courtyard garden with a lovely tranquil outlook. Feature highlights include original fireplaces, captivating lead lighting, split system heating/cooling, separate laundry, and upstairs study/retreat area with access to extensive roof storage. Wonderfully situated in a premier street, a short stroll to popular local schools, eateries, Clifton Hill Station and surrounded by the serenity of both Quarries Park and Darling Gardens in each direction, small families, downsizers, and city professionals alike will quickly realise the immediate appeal of this charming home, with plenty of scope to refresh in the future, in a sought-after city fringe address.