

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



**House For Sale**

Saturday, 18 May 2024

26 Ramsden Street, Clifton Hill, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Antony Harbor  
0406585435



Antony Woodley  
0421286741

**\$2,200,000 - \$2,400,000**

Every step is designed to impress as this extensive 3 bedroom and study Victorian showcases separate living areas, north-facing rear garden, a wide garage and a flexible studio. A revelation of superbly renovated space over 2 light-filled levels, this extra-large terrace residence blends beautiful period character with custom-designed enhancement on a deep inner-city allotment merely footsteps to Clifton Hill's myriad lifestyle attractions. A picturesque heritage façade and an arched hallway create an inviting introduction to a ground-floor layout extending from a classic front bedroom (BIRs, OFP) to a fully fitted study (OFP), versatile dining or living room opening to a tranquil light court and a stylish central bathroom (infrared heating) by a European laundry. An open-plan area overlooking peaceful and private north-rear garden combines a Miele/Bosch-appointed kitchen with 3-sided stone-topped bench space and a water filter along with a family/meals area with bespoke cabinetry and an entertainment unit. Complemented by a magnificent upstairs bathroom (deep bath, frameless-glass shower, bidet) are 2 huge bedrooms with ceiling fans and built-in robes including a main with a sunny treetops balcony. A remote-control garage with easy access to Lilly Street features a light-filled studio that's ideal as an office, retreat or guest's bedroom while additional features include split-system heating/cooling, gas wall heater, polished floorboards, high ceilings, ample storage, plantation shutters and LED lighting. A unique opportunity to suit a range of lifestyle scenarios where additional space is an absolute must, this exceptional home is perfectly located within easy walking distance to cafes, Darling Gardens, Merri Creek Trail parkland, train station, trams, schools including Clifton Hill Primary, recreation/aquatic centre and a host of city-edge shopping and restaurant precincts.