

**27 Myrtle Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Friday, 10 May 2024

27 Myrtle Street, Clifton Hill, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Rick Daniel  
0409737985



James McCulloch  
0422456255

## **Auction \$2,600,000 - \$2,700,000**

Completely restored and freshly finished, be the lucky buyer to experience the grandeur of this impeccably crafted Edwardian home. Expertly renovated with no stone left unturned, the property is defined by clean lines and a contemporary neutral colour palette, allowing the high-end finishes to take centre stage. From the lavish tiled bathrooms to the porcelain counters and custom joinery of the bespoke designer kitchen, quality construction like this is few and far between! Situated in the heart of Clifton Hill Village, within close proximity to schools, Merri Creek trails and parkland, and Clifton Hill Station.- Open-plan living and dining space features a modern marble fireplace flanked by custom, built-in joinery, and looks out to the backyard garden through floor-to-ceiling glass that floods the home with natural light.- Bespoke designer kitchen showcases large central island, porcelain benchtops and splashback, concealed rangehood, freestanding induction cooker, fully integrated premium appliances, and generous pantry.- Three bright and airy bedrooms, all with custom built-in robes, with the private, primary suite occupying the entire upper level and featuring a custom-fitted walk-in robe, and stunning tiled ensuite complete with large walk-in shower.- Luxurious central bathroom boasts a chic bath tub, walk-in shower, wide porcelain-top vanity, and the hidden European laundry, with access to outdoor drying courtyard.- East-facing, landscaped backyard features a decked section equipped with built-in BBQ, stone-paved outdoor dining space, and off-street parking accessible via Clifton Avenue.- Additional features include high ceilings, timber floors, ducted heating and cooling throughout, under-stairs storage, and landscaped front yard.- Council approval for garage with studio - Plans valid to October 2024 with option to renew.- Walk to nearby transport with choice of Clifton Hill train station and Queens Parade trams.- Easy access to Quarries Park and Merri Creek trails, and metres from Darling Gardens.- Buzzing local pubs, bars, and Collingwood Leisure Centre moments away. - Zoned to Clifton Hill Primary School & Fitzroy High School.