

**285 Amess Street, Carlton North, Vic 3054**

**House For Sale**

Wednesday, 7 February 2024



285 Amess Street, Carlton North, Vic 3054

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 394 m2**

**Type: House**



Johanna Doherty  
0411152106



David Sanguinedo  
0449903346

**\$3,300,000 - \$3,500,000**

For Sale by Expressions of Interest closing Tuesday 5th March at 5.00pm Much loved by multiple generations, the sale of this home represents an exceptional opportunity to acquire a spacious, brick Victorian residence spanning two levels, with generous street frontage, in the highly sought-after neighbourhood of Carlton North. Tightly held for over 64 years, this beautifully presented home has been meticulously maintained and updated and features a wide central arched hallway with lofty ceilings, and a light filled versatile floorplan. Generously proportioned the ground floor includes spacious formal living with gas log fire, formal dining, two bedrooms one with built in robes, well-equipped galley style timber kitchen and large family meals area plus a separate sitting room and updated bathroom. Upstairs there are a further three double bedrooms, an updated central bathroom with shower over bath and a spacious second kitchen and meals area with access to a large alfresco entertainers' terrace overlooking the rear garden with breath taking city views. Outside the spacious, private garden is well established and features a garage accessed via the rear right of way (ROW) with roof terrace. Other notable features include split system heating and cooling, and storage. In a blue-chip Carlton North location, it is a short walk to Rathdowne Village, plus trams on Lygon and Nicholson Streets, local shops, and cafes and only moments further to Princes Park, schools (zoned to Princes Hill Secondary School), hospitals, universities, and the CBD.