

2C Ballarat Street, Collingwood, Vic 3066



House For Sale

Tuesday, 14 May 2024

2C Ballarat Street, Collingwood, Vic 3066

Bedrooms: 3

Bathrooms: 1

Type: House



Simon Shrimpton
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\$1,200,000 - \$1,300,000

For Sale by Expressions of Interest closing Thursday 30th May at 1.30pm. Sensational contemporary space extending over 2 light-filled levels is matched by this substantial 3 bedroom warehouse conversion's large, secluded and sunny courtyard garden. Privately set behind a sawtooth façade in a community-focused street, this expansive residence on its own title highlights a soaring raked ceiling, banks of glazing, a flexible floorplan and a leafy landscaped oasis ideal for entertaining with its paved alfresco terrace, retractable awning and gas-plumbed BBQ area. Merging industrial inspiration and modern comfort, the vast interior is introduced by 2 ground-floor bedrooms including a huge front main with both offering built-in robes. A mezzanine level delivers perfect versatility as a home office or lounge room before a big bright bedroom that also includes mirror built-in robes. Central is a spacious bathroom with a spa bath and a separate shower that leads on polished hardwood floorboards to a wow-factor space under a towering ceiling fan to configure and curate for living, dining and so much more as desired. Adjoining is a kitchen with stainless-steel appliances plus a full laundry while viewed at every turn is a fabulous rear garden. Also comprises split-system heating/cooling, attic storage, garden shed and available parking permits. Tightly-held and one of only four conversions by the corner of Hotham Street, this amazing warehouse residence with more room than expected to arrange, furnish and decorate will fire the imagination in a coveted city-edge pocket near exciting Smith Street cafes, restaurants, bars and trams, train station, Victoria Park, Yarra River trails and schools.