

3/34 Groom Street, Clifton Hill, Vic 3068

KAY & BURTON

Townhouse For Sale

Friday, 24 May 2024

3/34 Groom Street, Clifton Hill, Vic 3068

Bedrooms: 3

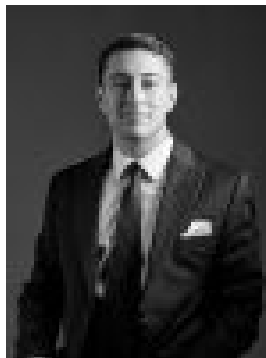
Bathrooms: 2

Parkings: 2

Type: Townhouse



Will Winter
0408509644



Dario Fazio
0398201111

Auction Saturday 22nd June at 2.30pm

Experience the perfect blend of city-fringe convenience and village tranquility in this expansive, high-ceilinged warehouse townhome at 3/34 Groom St, Clifton Hill. Nestled within a boutique development housed in a red brick industrial building, this townhome offers spacious, light-filled rooms with ultimate privacy and security. Upon entering, you'll find a wide vestibule with gleaming hardwood floors. To the left is the first of three bedrooms, generously sized and well-lit, featuring ample storage and access to an elegant, fully-tiled two-way bathroom. At the rear, an exceptionally spacious living and dining area boasts a wall of glass doors that open to a timber-floored outdoor living space. The kitchen, located to one side, is superbly equipped with ample storage, Smeg appliances, Caesarstone benchtops, and glass splashback. A timber staircase leads to the upper level, where you'll find two additional double bedrooms, one with a walk-in robe and sharing a private north-facing balcony. This floor also includes a study space and a second large bathroom. Additional features include a concealed laundry, generous storage on both levels, reverse-cycle air conditioning, intercom security, and premium fittings. The property also offers a secure garage with two car parks for added convenience. With its proximity to the vast Yarra Parklands and excellent public transport links, this stylish property offers an exceptional lifestyle in a sought-after location.