

**3 Aitken Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Friday, 1 March 2024

3 Aitken Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 1

Type: House

## **Auction \$1,200,000 - \$1,280,000**

Tucked away in a blissfully quiet Clifton Hill pocket, this gorgeous Victorian home offers a lifestyle of immediate enjoyment and inner-city ease along with tremendous scope to further enhance and expand in the future (STCA). Impeccably presented, the home's welcoming interior boasts two generous bedrooms with built-in robes both serviced by an updated bathroom with stone-top vanity and shower/tub combo. A versatile living room adds to the allure along with an adjacent dining area and well-appointed kitchen complete with soft-close cabinetry and Bosch dishwasher. Other highlights of this charming home include split-system heating/cooling, additional ceiling fans (x3) and concealed laundry facilities, plus a sunny rear yard with brick-paved entertaining area. Quarries Park around the corner along with endless trails along Merri Creek and Yarra River, it's also close to Clifton Hill Station, village cafes and shops, as well as easy access to Dight's Falls and the area's popular schools.