

30 Rutland Street, Clifton Hill, Vic 3068

Nelson Alexander

Sold House

Friday, 11 August 2023

30 Rutland Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 1

Type: House



James McCulloch

0422456255

\$1,205,000

Beautifully presented with impressive lofty ceilings throughout, this characterful, light-filled home offers a generous single storey layout, flowing to a tranquil, private garden. Behind the traditional single fronted Victorian facade, a welcoming side hallway accesses two double bedrooms with built in robes, plus, a bright central bathroom with shower over bath, separate laundry, and WC. Seamlessly flowing to the rear, the spacious, extended open plan living, kitchen, and dining with impressive, vaulted ceilings, extends to the private courtyard garden creating harmonious indoor/outdoor access. The spacious courtyard provides established garden beds, leafy outlooks, rear lane access and a blissful retreat from the bustling urban surrounds. Further highlights include separate laundry, split system heating and cooling, open fireplace, quality carpet and polished timber floors. Tucked away in Clifton Hill on the edge of the CBD, it is close to local shops, cafes, Clifton Hill Station, parklands, Yarra River trails, Queens Parade and Smith Street.