

307 Amess Street, Carlton North, Vic 3054

House For Sale

Thursday, 1 February 2024

307 Amess Street, Carlton North, Vic 3054

Bedrooms: 3

Bathrooms: 1

Area: 384 m2

Type: House



Mark Verrocchi
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Bella Cortese
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Auction \$2,400,000 - \$2,640,000

If it's city edge excitement and endless transformation potential you crave, look no further than this sensational double fronted Edwardian with rear ROW, just moments from the heart of the action! Set well back from the street and combining grand proportions with timeless elegance of the era, this unique "blank canvas" opportunity invites new owners to reimagine the future through renovation, restoration or redevelopment (STCA). Current accommodation comprises three generous bedrooms, retro main bathroom, two formal living/dining zones and a rear kitchen with laundry/second WC. Outside, a deep garden backyard awaits, complete with undercover porch, thriving fruit trees, storage shed and pedestrian access to ROW. Superbly positioned in a community minded pocket, mere moments to the boutique shopping and dining of Rathdowne Village, Nicholson Street trams, Princes Park recreation, Curtain Square and Edinburgh Gardens, schools (Princes Hill Secondary College catchment), walking and cycling trails and only 3.5km into the heart of Melbourne's CBD. Whatever your future plans may be, utilise this unmissable opportunity to bring them to life within a prime city-fringe address for a very exciting future indeed.