

# 31/45 Gibdon Street, Richmond, Vic 3121

## Sold Townhouse

Wednesday, 17 January 2024

31/45 Gibdon Street, Richmond, Vic 3121

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Andrew Hall



Clare Johnston  
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**\$2,230,000**

• Existing refurbished heritage structure featuring the heritage listed exposed brick • Expansive rooftop terrace with uninterrupted city and Yarra River views • Centrally only 4ks from the CBD, on the banks of the Yarra River, neighbouring Toorak, Hawthorn, South Yarra and Cremorne • Spacious dual aspect three-bedroom, two-bathroom townhouse with study and two car spaces in a secure lock up garage accessed by lift. • Private residents' central courtyard with landscaping designed by Jack Merlo • Modern interiors by award-winning Freadman White • Walking distance to Burnley Park, Golden Square Park, Barkly Gardens, Burnley Golf Course, and the Yarra River Trail • Nearby to quality schools, including Melbourne Girls College, Melbourne High School, St Catherine's School and Hawthorn West Primary School, plus Swinburne University • 300m to the soon to be upgraded Burnley train station, Swan Street tram, and the MCG • Direct access to the Monash Freeway • Future focused and sustainable. Welcome to townhouse 31 - a rare heritage three-bedroom, two-and-a-half-bathroom townhouse with a two-car garage. This unique townhouse boasts city views from level one and two, and a private rooftop terrace and second balcony with uninterrupted city views, offering a truly unique living experience. From the comfort of your own home, you can witness the vibrant city skyline and iconic landmarks. Step inside this townhouse, and you will be greeted by a seamless blend of muted, modern interiors and contemporary design. The spacious living area features a sky light, allowing natural light to flood the space, creating an airy and inviting atmosphere. This home features timber floors, generous chef's kitchen with large island bench, equipped with high-end appliances and natural stone benchtops, home office, separate laundry, and plenty of storage. Each of the three bedrooms offers ample space and privacy, with large windows allowing an abundance of natural light. One of the most captivating features of this townhouse is the breathtaking city views it offers. The private rooftop terrace with uninterrupted city views provides a sanctuary amidst the bustling city, allowing residents to relax and unwind. Centrally located close to Burnley Park, Golden Square Park, Barkly Gardens, Burnley Golf Course, and the Yarra River Trail, Melbourne Girls College, Melbourne High School, St Catherine's School and Hawthorn West Primary School, plus Swinburne University, Burnley Station and the Monash Freeway. Includes EV future proof, Solar Panels and Non consumption of fossil fuels. Display suite open via private appointment only.