

**32 Noone Street, Clifton Hill, Vic 3068**

*SeaScapeRE*

**Townhouse For Sale**

Tuesday, 15 August 2023

32 Noone Street, Clifton Hill, Vic 3068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Sales Hotline

**\$1,450,000**

Please use the property ID code 2512 when phoning. Please do not text. Promising the tranquillity of the Merri Creek Trail and parklands alongside the metropolitan ease of Melbourne CBD. A highly sought after lifestyle with cafés, parks and public transport, primary schools at your doorstep. With its unique layout, brilliant natural light, and ideal position in the heart of the Clifton Hill near the Darling Garden and close to primary school. This immaculately double story contemporary designed town house provides a beautiful balance of, generously proportioned rooms, spacious open plan living accentuated by collapsible glass French doors access to a sunny north facing delightful paved under cover courtyard /BBQ area. The open plan ground floor throughout fitted with new polished solid timber flooring is further brightened by three large northwest skylights. Ground floor further comprise of large bed room with semi WIR and further storage space under the stairs, access through WIR, fitted with Hydronic Heating Panels and a ceiling fan, a powder room and a spacious Kitchen fitted with gas cook top, oven, a good size tucked in corner Pantry, a large stone topped Island, Large Fridge space with water point, a laundry tucked inside the cupboard, with a bright open plan living space fitted with Hydronic heating panels, Split Aircon and ceilings fans giving a very cozy feeling. Upper floor throughout fitted with new carpet, comprised with a further Bedroom with city views through a balcony, a study nook, double vanity spacious bathroom with shower, Master bedroom fitted with BIR, Hydronic heating panel, and Split Aircon and a spacious ensuite with shower. 3000L Rainwater Tank connected with toilets flush system, Solar Hot water System and a ducted Vacuum system outlets fitted through the house and so as the Hydronic Panels. Carport with remote garage roller door through rear laneway. Brilliantly placed just a short stroll to Queens Parade shops, Café's and eateries, Clifton Hill Station, surrounding trams and buses, two famous Spensley Street Primary and St. John's Primary. Moments from electric Smith Street precinct, with easy access to Collingwood College and the Eastern Freeway. Overall, it presents a perfect set up for a growing family or for a professional couple starting a family. To book an inspection please use the RED 'Get in Touch' tab (on a desktop) or RED 'Email' (on an Android, iPhone or iPad) which will go directly to the person managing the property.