

327 Nicholson Street, Carlton North, Vic 3054



House For Sale

Friday, 3 November 2023

327 Nicholson Street, Carlton North, Vic 3054

Bedrooms: 2

Bathrooms: 1

Type: House



David Sanguinedo
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Gus Izzo
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\$985,000 - \$1,080,000

Spacious period proportions create a desirable difference in this renovated 2 bedroom terrace offering a peacefully private single-level setting with prized city-edge convenience. Secluded near the border of Fitzroy, Carlton and Fitzroy North, 'Jenolan' c1880 presents an exceptional lifestyle opportunity with quick and easy access by foot, bike or tram to inner-Melbourne's absolute best culinary, entertainment and parkland precincts. Extra-wide leafy frontage introduces the elegant Victorian character and modern enhancement of this elevated residence in a Sydney-inspired terrace row. High decorative ceilings and polished Baltic pine floorboards line an attractive interior with ducted heating where an arched hallway entrance leads to 2 impressive bedrooms including open fireplaces (huge front main with double block-out blinds, second with built-in cupboards). Central is a bright stylish bathroom flanking an invitingly warm living room with a cozy wood heater and a smart family/meals area adjoining an immaculate gourmet kitchen featuring European stainless-steel appliances, sleek stone benchtops and excellent fitted storage. Further is a separate laundry and storeroom while a fabulous paved rear courtyard offers privacy and quiet for relaxed, sun-drenched alfresco entertaining. Beauty and comfort combine in 'Jenolan' where there's scope to improve with a designer makeover or more if desired. Surrounding and all accessed within a short stroll are Rathdowne Village cafes and wine bars, Brunswick Street restaurants and shops, vibrant Lygon Street, Melbourne University, Curtain Square, Edinburgh Gardens, city-bound trams, schools and the Fitzroy Pool.