

**331 Station Street, Carlton North, Vic 3054**



**Sold House**

Friday, 3 November 2023

331 Station Street, Carlton North, Vic 3054

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Glenn Bartlett  
0418337710



Ayush Jain  
0450101011

## Contact agent

Enjoying wider than usual land size and pleasingly generous proportions throughout, this superbly located Victorian has benefited from a previous renovation and offers eminently comfortable living with some exciting longer-term potential for straightforward upgrades should you wish. Beyond the painted, tuckpointed façade, an arched entry hall leads to two extra spacious bedrooms, both with built-in robes and open fire places, a central bathroom with walk-in shower and laundry facilities, and opens into an exceptionally expansive open plan dining and living space with grand marble fire place, and well equipped kitchen. Offering great versatility in how it may be configured, the living area overlooks a sunny north/west facing courtyard, which is easily accessed from the wide rear lane. Retaining many period features, amenity is enhanced with northern light well, ducted heating, and split system air conditioning. Backing directly on to Curtain Square with Rathdowne Village, 96 city tram, Edinburgh Gardens, and a host of other local attractions easily accessible, this is the inner city sanctuary you've been looking for! We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.