

**359 Wellington Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Saturday, 15 June 2024

359 Wellington Street, Clifton Hill, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sonya Laferla  
0419230985



Luke Chisholm  
0439392887

## **Auction \$960,000 - \$1,050,000**

This central, inner-city locale will give your lifestyle an instant upgrade as the next lucky owner of this classic terrace home, packed with modern refinements and dotted with period detail. The rustic, exposed brick and warm timber floors compliment the elegant living space and updated kitchen to provide a city-fringe home brimming with character. Positioned in an urban pocket of Clifton Hill, move straight in and enjoy a carefree and low maintenance lifestyle with a world of convenience at your door.- Spacious living and dining area, flooded with north light from the side courtyard, adjoins the updated kitchen, equipped with modern appliances and bold glass splashback.- Two bright bedrooms, each offering built-in robes, charming fireplaces, and zoned to front of home for privacy.- Central bathroom features shower-over-bath, and connects to the separate laundry with external access.- West-facing courtyard garden features a brick paved entertaining area, established plants, and provides secure off-street parking via ROW access.- Additional highlights include an entrance hall, timber floors, high ceilings, heating, split-system air conditioning, and period details throughout.- Walk to Wellington and Smith Streets with an array of lively bars, pubs, cafes, award-winning restaurants, and shops.- Enjoy the convenience of nearby transport options, including Smith Street tram, Clifton Hill and Victoria Park train stations, and Hoddle Street buses.- Moments to Queens Parade Village, Darling Gardens, Collingwood Leisure Centre and Fitzroy Swimming Pool, and various bike trails.