

# 37 Amess Street, Carlton North, Vic 3054

## House For Sale

Thursday, 13 June 2024

37 Amess Street, Carlton North, Vic 3054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nicholas West  
0418559494



Stephanie Hawke  
0412737775

## **Auction \$1,700,000 - \$1,800,000**

Successfully combining the best of modern day open plan living design with original period charm by the architect owner, this cleverly transformed terrace offers a spacious light-filled interior over one level with a fabulous lifestyle on offer close to Rathdowne Village. Maximising space & natural light, the home will excite and delight buyers valuing the elegance of classic architecture, with the ease of modern amenity. Beyond a traditional iron lacework facade, entry into a classic arched hallway and warm blackbutt timber flooring reveals three bedrooms (built-in robes) and a modern central main bathroom with shower, bath and separate toilet. Discover an expansive Miele-equipped kitchen, designed with the enthusiastic cook in mind, adjoining the sun-drenched full width living and dining space with high ceilings and highlight windows. Large bi-fold doors effortlessly expand the living and entertaining options onto a delightful west facing courtyard with retractable electric shade awning and appealing roller door car access via ROW. Add to this, a cleverly concealed European laundry, generous hallway storage, double glazing windows, central light court garden plus ceiling fans and split system heating/cooling for year-round comfort. Superbly positioned in a quiet, community minded position, moments to the boutique shopping and dining of Rathdowne Village, Nicholson Street trams, Lygon Street's iconic eateries, Curtain Square, Universities, schools, (Princes Hill SC zoned) and only 3.5km into the heart of Melbourne's CBD. Sure to impress and not to be missed!