

37 Walker Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Thursday, 22 February 2024

37 Walker Street, Clifton Hill, Vic 3068

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

Auction \$1,400,000 - \$1,500,000

Nestled moments from lush parklands in one of inner-Melbourne's most coveted residential areas, this charming classic Federation residence immediately captivates with its versatile living spaces and adaptable floorplan. Boasting three genuine bedrooms or the option for two bedrooms and a separate front sitting room, this home presents a fantastic opportunity on the city's fringe. Conveniently located near Clifton Hill train station and Queens Parade Village, it promises a lifestyle of convenience and comfort.- Well-appointed, open-plan kitchen seamlessly flows into the rear living room, which opens up to an undercover entertainer's deck overlooking the charming rear gardens.- Three spacious bedrooms or the flexibility of two bedrooms along with a separate front sitting room.- Central bathroom equipped with shower over bath, separate toilet, and dedicated laundry room.- Landscaped backyard boasts brick paving, garden shed, and convenient rear access from a wide ROW, which also provides a quick and easy route to the verdant Quarries Park.- Additional features include roof storage of approx. 25sqm, open fireplaces, air-conditioning, ducted heating, gleaming polished timber floors, clerestory windows, and lofty ornate ceilings.- Short stroll to Clifton Hill train station, Queens Parade eateries and shops, and Quarries Park.- Easy access to Merri Creek Trails, Collingwood Leisure Centre, Eastern Freeway, and the CBD.- Zoned for Spensley Street Primary School and Fitzroy High School.