

38 The Esplanade, Clifton Hill, Vic 3068



House For Sale

Friday, 29 March 2024

38 The Esplanade, Clifton Hill, Vic 3068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Antony Harbor
0406585435



Antony Woodley
0421286741

\$2,400,000 - \$2,600,000

Directly opposite parkland and trails at a premier Clifton Hill address, this elegant Edwardian on a large level block opens to a potential-packed backyard with right of way. An attractive garden-set profile with relaxing veranda across from the park reflects the ornate character and modern comfort of this captivating residence on a 485sq. metre allotment (approx.) that's instantly inviting while offering unsurpassed scope to further improve. Create an amazing family sanctuary quite literally at the gateway to hectares of Merri Creek and Yarra River greenery with this desirable single-level home introduced by beautiful period refinement including tall ceilings, stained-glass windows, polished timber accents and open fireplaces. The layout is launched by a welcoming entrance hall and a picturesque living room overlooking the park. Generous accommodation includes 3 good-sized bedrooms while a well-appointed kitchen adjoins a light-filled family/meals area and further is a refurbished bathroom and a laundry with a toilet. An expansive rear garden both private and peaceful is a sun-drenched inspiration starting with an entertainment deck before a large stretch of lawn, a studio/workshop/ potential 4th bedroom and laneway roller door for secure off-street parking. This entirely comfortable family Edwardian and its extensive garden setting are all set when ready for luxurious renovation/expansion (STCA) to enhance the living, improve the views and increase the value on Clifton Hill's highly sought-after The Esplanade. A stunning inner-city opportunity, the blue-chip position provides enviable proximity to endless nature trails, playgrounds, sporting fields, schools, cafes, shopping precincts, trams and the train station.