

39 Groom Street, Clifton Hill, Vic 3068

Nelson Alexander

Sold House

Friday, 5 April 2024

39 Groom Street, Clifton Hill, Vic 3068

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

\$2,150,000

A rare offering, this sophisticated warehouse conversion comprises two lofty levels of chic, open plan living, nestled in the quiet backstreets of a coveted Clifton Hill locale. Designed in the striking industrial aesthetic and distinguished by a refined blend of exposed brick, warm timbers, and cool black steel, the size of the vast interiors is further enhanced by an arresting use of skylights and impactful voids. Boasting a premium selection of amenities, the winning location is within walking distance of transport, popular local eateries, and tranquil gardens and parklands.- Three over-sized bedrooms, all offering built-in and/or walk-in robes, one with custom feature seating and shelving, and the main with access to the two-way central bathroom.- Two very sleek and modern bathrooms, both with abundant mirrored cabinetry, one with double vanity, and the other with a free-standing, stone black tub.- Vast living/dining area set against the impressive, architectural staircase and void; a stunning backdrop of exposed red brick and black steel beams, lit by four grand, overhead skylights.- Gourmet designer kitchen, complete with large waterfall island bench with seating, stone benchtops, glass splashback, and premium appliances including dishwasher.- Deluxe outdoor entertaining area adjoining the kitchen, boasting built-in BBQ, cabinetry and bench space, and an overhead retractable awning, allowing for year-round entertaining.- Decked and fully landscaped courtyard showcasing a central, sunken seating area, built-in daybed, and lush, mature gardens.- Extra features include secure garage parking, dedicated study nook with built-in desk joinery, Euro laundry, purpose-built wine cellar, polished timber floors, ducted heating/cooling, and ample storage options throughout including attic space.- Within walking distance of Clifton Hill train station, buzzing Queens Parade village, Merri Creek trails, Dights Falls, and Darling Gardens.- Zoned for Clifton Hill Primary School and Collingwood College.