

40 Grant Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Thursday, 18 April 2024

40 Grant Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 1

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

Auction \$1,420,000 - \$1,500,000

Nestled in a coveted Clifton Hill locale, this charming two-bedroom terrace presents an attractive opportunity for those in search of a turn-key home, refurbished to combine classic period details with sophisticated modern refinements. Boasting a sought-after position, the property exudes immediate appeal and convenience, within walking distance of Clifton Hill train station, with Darling Gardens and Queens Parade Village mere moments away. Simply unpack and embrace the effortless and convenient lifestyle this property affords.- Open, light-filled living area features a stylish gas fireplace and offers convenient access to side courtyard.- Well equipped, modern kitchen boasts breakfast bench, built-in wine rack, quality stainless-steel appliances including dishwasher, tiled splashback, and ample storage.- Contemporary dining area with double doors flowing out to the courtyard garden, showcases high, pitched ceiling adorned with feature clerestory windows that flood the space with natural light.- Two generous bedrooms fitted with built-in robes, positioned at the front of the home, ensuring peace and quiet.- Main bathroom features generously sized vanity and shower over spa-bath, conveniently connecting to a separate toilet as well as full laundry, ensuring practicality.- Landscaped courtyard garden offers a private setting ideal for outdoor entertaining, complete with pedestrian right-of-way access and a garden shed.- Additional highlights include charming hawthorn brick façade, polished timber floors, high ceilings, period hallway arch and heritage details throughout, electric panel heating throughout, ceiling fan, and split-system heating/cooling in dining/kitchen area.- Walk to nearby transport with choice of Clifton Hill train station and Queens Parade trams.- Easy access to Quarries Park and Merri Creek trails, and Darling Gardens.- Buzzing local pubs, bars, and Collingwood Leisure Centre moments away.- Zoned to Spensley Street Primary School and Fitzroy High School.