

**40 Grattan Place, Carlton, Vic 3053**

**Nelson Alexander**

**House For Rent**

Friday, 19 April 2024

40 Grattan Place, Carlton, Vic 3053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Guy Fredman  
0394861800

**\$730 PW / \$3172 PCM**

In the heart of vibrant Carlton but hidden away in a quiet street this ground floor residence in a heritage building, with its own entrance and courtyard, is a perfect choice if you're looking for the best city lifestyle that places you within walking distance to the University of Melbourne, medical facilities, Lygon Street, trams, parks, Queen Victoria Market and the CBD, as well as the luxury of a tranquil retreat after a busy day. Spacious unit featuring large open plan living, dining and well-equipped timber kitchen with gas stovetop and dishwasher, central bathroom with shower over bath and tucked away at the rear two double bedrooms with built in robes. Additional highlights include split system heating and cooling, hydronic heating, polished timber floors, European laundry and secure off street parking. This property is unfurnished and is a must is inspect!