

41 Grattan Place, Carlton, Vic 3053

House For Sale

Thursday, 25 April 2024

41 Grattan Place, Carlton, Vic 3053

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Alex Mauro
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Anthony Baliviera
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\$1,950,000 - \$2,100,000

Welcome to this architecturally stunning three-storey townhouse in the heart of Carlton, a masterpiece of design by Bagnato Architects that combines luxurious living with functional sophistication. As you enter the grand foyer, you are greeted by a versatile space perfect for a home office and a cozy seating area, complete with kitchenette and dedicated bathroom. The residence boasts three well-appointed bathrooms, double garage (rare for inner Carlton) and provides access to a quaint courtyard/lightwell via the bathroom, enhancing the sense of space and light throughout the home. Ascending to the first floor, the expansive open plan layout features a state-of-the-art kitchen with stone benchtops, an island breakfast bar, and modern appliances set against a stone backsplash. Wooden cabinetry offers ample storage, complementing the wooden flooring that extends throughout the home. The living area opens onto a large, secluded courtyard, while the dining area enjoys abundant natural light from numerous windows and high ceilings, adding to the open, airy feel. A secondary balcony off the kitchen offers additional outdoor space. The second floor houses three bedrooms, each with built-in wardrobes. The master bedroom includes an ensuite. There is a main bathroom with luxurious floor-to-ceiling tiles and custom wooden cabinetry, providing ample storage. The feature staircase, not only functional but also a design element, allows natural light to beam down from the rooftop down through the home. The crown jewel of this property is the expansive rooftop terrace, offering 360-degree views of the Melbourne cityscape—perfect for entertainment or private enjoyment. With ducted heating and cooling, intercom entry, and potential for a commercial space on the ground floor, this home is equipped for both comfort and convenience. Located on the doorstep to Lygon Street's vibrant shopping and dining scene, near Carlton Gardens Primary School, Exhibition Gardens, Lincoln Square and Argyle Square for child play, relaxation and exercise. The Melbourne CBD within walking distance, easy access to all major tram routes and train Stations, this townhouse is ideally positioned for a premium urban lifestyle. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.