

**443 Clarendon Street, South Melbourne, Vic 3205**

**KAY & BURTON**

**House For Sale**

Friday, 22 March 2024

443 Clarendon Street, South Melbourne, Vic 3205

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Adrian Wood  
0398201111



Ada Taylor  
0398252506

## Expressions of interest close 22 April at 4pm

Displaying evocative warehouse style, this two-story inspired conversion has created an enviable lifestyle pairing its original history with stunning contemporary style at the "Paris" end of Clarendon St, just moments to Albert Park Lake, the Bridport St Albert Park village, and CBD. A truly unicorn offering with original features including soaring vaulted ceilings, timber beams, and trusses display a unique character that cannot be fabricated today, combined with rare and coveted direct garaging access on Clarendon St. From the foyer pass down the gallery space that leads you to the exceptionally generous open plan kitchen and dining room boasting a 4.1m stainless steel bench ideal for catering and entertaining on scale. Three sets of French doors open to a private alfresco courtyard capturing the northern light to create a wonderful sun-drenched ambience. The ground floor is complete with a powder room, laundry and extensive storage. Unfolding over timber floors, the upper level incorporates a second expansive living room that is flooded with natural light and a breathtaking cathedral ceiling, open fireplace, a sunken bar area, two bedrooms with walk-in robes, and a central bathroom with clawfoot bath, shower and separate powder room. Clever use of skylights flood the bathroom areas with natural light. Adaptable for a myriad of living requirements, this impressive residence includes security alarm, CCTV, hydronic heating, remote awning, garage with polished concrete floor, 3 phase power and generous storage.\*\*Included are the Approved Plans for a large roof top terrace and third bedroom with ensuite maximising the available footprint.