

45 Ramsden Street, Clifton Hill, Vic 3068



House For Sale

Friday, 3 May 2024

45 Ramsden Street, Clifton Hill, Vic 3068

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Nicholas Corby
0418512978

\$2,200,000 - \$2,400,000

Serene and secure with an ultra-spacious second level parents' retreat, 'Hazel Dell' c1903 is an elegant solid brick residence in the Clifton Hill village that with a private courtyard garden and parking presents an exceptional opportunity. Period character complemented by modern enhancement creates an inviting ambience throughout a versatile interior for secluded city-edge living only moments to parkland and trails. Situated on the corner of Myrtle Street just footsteps to cafes in the Clifton Hill Primary School zone, this extended Edwardian residence offers a flexible 3 or 4 bedroom floorplan to adapt when and as desired enhanced by high pressed metal ceilings, polished floorboards and double-glazed windows. The entire top-floor is dedicated to parents' pleasure with its extra-large bedroom, expansive walk-in robe, huge spa bath ensuite and views to the city skyline, while ground-level accommodation includes 2 beautifully big bedrooms - with the option of either as an additional living room - plus a generous fourth bedroom or study. Central is a tastefully styled bathroom while further is an impressive living room warmed by a gas log fireplace and an open-planned family/dining area where an adjoining kitchen is ready to inspire with its European appliances, stone-topped island bench and ample soft-close storage. Dual French doors open to a full-width entertainment deck overlooking a leafy garden oasis with a powered storage shed and roller door access for parking. Also features a European laundry, vast attic storage, Nobo heaters, split-system air-conditioners, alarm system and security shutters. 'Hazel Dell' is a delightful lifestyle haven in the heart of the village providing quick and easy access to the train station (10-minutes to the city!), Darling Gardens, Merri Creek/Yarra River trails, Queens Parade trams, schools and exciting inner-city restaurant and shopping precincts.