

**46 Spensley Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Friday, 1 March 2024

**46 Spensley Street, Clifton Hill, Vic 3068**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Roland Paterson  
0417367997



Henry Rutherford  
0468998001

## **Auction \$2,300,000 - \$2,450,000**

Concealed behind a classic exterior, this beautifully refurbished, standalone, four-bedroom family home boasts double street frontage and convenient vehicle access from George Street. Seamlessly merging period charm with contemporary enhancements, the property offers spacious living and the added practicality of a double garage. Thoughtfully laid out to maximise space and light, the high ceilings and abundant windows imbue the home with a sense of grandeur, creating feelings of character and sophistication. Ideally positioned in the heart of Clifton Hill Village, it enjoys proximity to schools, Merri Creek trails, parks, and Clifton Hill Station.- Spacious open-plan dining and living area features a charming wood fire heater and seamlessly extends to the decked outdoor entertaining area through glass doors.- Gourmet, family-sized kitchen showcases quality Miele appliances including induction cooktop, stone benchtops, and a large island bench for added functionality.- Second living space, zoned towards the front of the home, includes a formal lounge and dining area adorned with a stunning open fireplace.- Four generous, light-filled bedrooms, all equipped with built-in robes, with the main bedroom boasting a chic ensuite with walk-in shower and balcony access.- Large family bathroom offers a beautiful bathtub and walk-in shower, catering to the remaining bedrooms.- Landscaped backyard features a decked BBQ area with a vine-draped pergola, a lush lawn area with established garden beds, and access to the secure double garage.- Additional highlights include a full-size laundry offering ample storage, a separate guest toilet, formal entry, a period staircase, decorative plasterwork and ceiling roses, plantation shutters, hydronic heating, ceiling fans, split-system heating and cooling, and polished timber floorboards.- 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 metres from Darling Gardens.- Buzzing local pubs, bars, and Collingwood Leisure Centre moments away. - Zoned for Spensley Street Primary School and Fitzroy High School.