

46 Yambla Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Wednesday, 7 February 2024

46 Yambla Street, Clifton Hill, Vic 3068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Auction \$1,250,000 - \$1,350,000

Well located in sought-after Clifton Hill, this modern townhouse offers a spacious, light-filled versatile home. Over three levels the immediately welcoming home features an open plan concept with an expansive family living space opening to a large balcony, dining area & well-equipped entertainers' kitchen, three bedrooms including the top floor main retreat with an ensuite and study nook and one with courtyard access (BIRs), plus a central bathroom (two-way access). Other highlights include secure remote garage with internal access and second OSP, split system heating, cooling, and storage. With its modern finishes and thoughtful layout, this home combines comfort with simplicity, making it an ideal setting for both relaxed living and entertaining. The proximity to both the CBD and local amenities, including local shops and cafes, Yarra River parks and trails, schools, trains and bike paths add to its appeal, offering convenience and a vibrant community right at your doorstep.