

**6/27 Groom Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 9 May 2024

6/27 Groom Street, Clifton Hill, Vic 3068

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Henry Rutherford  
0468998001



Roland Paterson  
0417367997

## **Auction \$590,000 - \$649,000**

Experience a satisfying urban lifestyle with this stylish and refined, one-bedroom, ground-floor apartment in the coveted Clifton House building, crafted for effortless living and convenience. Boasting high-end finishes and an unparalleled location mere steps from Quarries Park and Darling Gardens, and moments from vibrant bars and eateries, transport, and river trails, this contemporary residence promises an instant lifestyle upgrade.- Light-filled, open-plan living/dining features full-height windows and glass stacking doors, flowing out to the outdoor entertaining area.- Stunning kitchen showcases stone benchtops, timber cabinetry, mirrored splashback, and breakfast bench, complemented by black tapware, and quality stainless-steel appliances including integrated fridge and dishwasher.- Spacious robed bedroom with ceiling fan, serviced by the stylish bathroom, complete with walk-in shower, floating timber vanity, black tapware, and mirrored storage. - Expansive terrace with stone pavers offers an ideal retreat for relaxation and outdoor gatherings.- Additional highlights include double-glazed windows, high ceilings, European laundry, heating/cooling, basement car space and lockable storage room, secure entry, and access to the building's communal rooftop terrace, boasting city skyline views.- Steps from Quarries Park, Darling Gardens, Yarra Bend Park and river trails.- Queens Parade Village cafes, bars, and eateries only moments away.- Clifton Hill train station, Queens Parade trams, and Collingwood Leisure Centre, all within proximity.