

# 671 Rathdowne Street, Carlton North, Vic 3054

## House For Sale

Friday, 3 May 2024

671 Rathdowne Street, Carlton North, Vic 3054

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rick Daniel  
0409737985



James McCulloch  
0422456255

## **Auction \$1,800,000 - \$1,850,000**

Rarely does a property of this calibre become available in the tightly held and desired Rathdowne Village precinct. Located opposite Curtain Square, this unique Victorian terrace with shop front holds immense potential and offers many possibilities; move straight in, future enhancements (STCA), or potential to create a home-based office. Whatever your plans may be for this exclusive piece of real estate, they will benefit from the area's amenities and a highly prized location, within close proximity of Melbourne University, hospitals, and the CBD.- Ground level comprises a spacious, light-filled living and dining space adorned with original stained-glass windows and ornate plaster ceilings, offering flexibility as a home-based office.- Beyond the shop front lies a 2nd open-plan living area, seamlessly integrated with a well-appointed kitchen, showcasing stone benchtops and modern appliances.- West-facing courtyard features charming brick pavers and provides access to a remote-controlled, single lock-up garage accessible via the rear laneway.- Upper level contains two bedrooms, main bedroom enjoying large walk-in robe and charming fireplace, and all serviced by the central main bathroom. - Additional highlights include timber floors, spiral staircase, ceiling fans, split-system heating/cooling, and Euro laundry. - Just steps from Curtain Square gardens, only metres to Carlton Farmers Market, and short walk to your choice of city-bound trams and buses.- Seconds to Rathdowne Village and Nicholson Street shops, bike trails, and acres of open green spaces including Princes Park and Royal Park.- Easily accessible to schools, medical precincts, universities, and the CBD.- Zoned to Carlton North Primary School and Princes Hill Secondary College.