

# 704 Rathdowne Street, Carlton North, Vic 3054

## House For Sale

Thursday, 30 May 2024

704 Rathdowne Street, Carlton North, Vic 3054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nicholas West  
0418559494



Stephanie Hawke  
0412737775

## **Auction \$2,000,000 - \$2,200,000**

Superbly positioned within a tightly held address encircled by celebrated cafes, boutique shops and parkland trails, this light-filled updated and extended two-level Victorian terrace with sunny courtyard, ROW access and larger than most proportions presents an enticing lifestyle opportunity for buyers valuing modern accommodation and inner-city convenience. Beyond the classic semi-detached façade, a soaring high-ceilinged hallway and warm timber flooring introduces two spacious bedrooms with built in robes, serviced by a sleek bathroom with integrated laundry. The central European-equipped kitchen with freestanding island bench is bookended by two generous full-width living and dining zones, offering practical free flowing living/entertaining flexibility, and a delightful rear courtyard with ROW access. Desirable northerly light ensures effortless indoor/outdoor connection and potential for off-street parking. Upstairs, a large master suite with full ensuite bathroom and private balcony awaits, with versatility to enjoy as a second living/retreat or home office space. Add to this - charming original fireplaces, lightwells, a separate powder room, extensive attic storage and both air-conditioning and cosy hydronic heating for year-round climate comfort. Sensationally located in an enviable pocket of Carlton North, lifestyle lovers will delight in a short stroll to the delectable shops and eateries of Rathdowne and Lygon Streets and Curtain Square precinct, with quick access to public transport, Melbourne CBD, hospitals and prestigious Universities. Comfortable city-fringe living is as appealing and convenient as ever!