

# 73 Holtom Street West, Carlton North, Vic 3054

## Sold House

Thursday, 19 October 2023

73 Holtom Street West, Carlton North, Vic 3054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



James Pilliner  
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Mark Verrocchi  
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**\$2,025,000**

In a wonderfully wide street directly opposite Hardy Gallagher Reserve and the Inner-Circle Rail Trail, this elegant period home delivers an idyllic city-fringe lifestyle thanks to its impressive design elements and top-quality enhancements both inside and out. An oasis of light and style, the refined interior showcases three generous bedrooms (master with full-width, full-height robes) complemented by a stylish ensuite and main bathroom - both with stone-top vanities, frameless showers and floor-to-ceiling tiles. Spacious and versatile, the open-plan living/dining area is adjoined by a superb stone-bench kitchen complete with breakfast bar, quality cooking appliances and dishwasher. High ceilings and hardwood floors add to the allure, along with ducted heating/refrigerated cooling and European laundry, plus a delightful bluestone-paved alfresco entertaining area, private garden surrounds and lock up garage. A short stroll through Princes Park to Royal Parade trams, it's also walking distance to Princes Hill Primary School, Princes Hill Secondary College, Barkly Square Shopping Centre and a myriad of cafes and restaurants on both Sydney Road and Lygon Street. Land 243m<sup>2</sup> approx.