

**8 Horne Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Thursday, 1 February 2024

8 Horne Street, Clifton Hill, Vic 3068

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 530 m2**

**Type: House**



Spiros Karagiannidis  
0413348793



Ricky Walker  
0450774740

## **Auction \$1,900,000 - \$2,070,000**

Larger-than-expected interiors, easy living and a prime lifestyle address, are among the highlights of this oversized double-fronted home. Set on a broad and deep 530 m<sup>2</sup> allotment (approx.) that introduces sought-after off-street parking to the front and an enormous blank canvas at the rear, it presents a superb opportunity in a desirable area that seamlessly matches city fringe convenience, with a cosy neighbourhood feel. Tucked away in this quiet, no-through road, it is surrounded by an endless array of lifestyle attractions. Around the corner from the local cafe; Quarries Park, the Main Yarra Trail, Clifton Hill Station, the tram and the thriving eclectic mix of dining, cafe and boutique options on Queens Parade are all within an easy walk. Introducing a versatile layout behind a classic façade, the central hallway offers access to four bedrooms (one large enough to work as an extra living area) before reaching a family living zone. Large and light-filled, it stretches out from a substantial kitchen-meals to create a superb space for living, dining and entertaining. An expansive home office with enough room for homework or working from home without sacrificing a bedroom is a welcome bonus. Convenient and comfortable astute buyers can look to enjoy the location and the lifestyle for today before exploring its appeal as a statement home. Be inspired by its grand proportions, flexible layout, prominent location, and ROW at the rear. Merge the classic period soul with contemporary updates and an extension that enhances both quality and comfort and over time create your dream home in this fashionable and highly sought city fringe setting. (STCA)