

**89 O'Grady Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Saturday, 13 April 2024

89 O'Grady Street, Clifton Hill, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Auction \$900,000 - \$990,000**

This Victorian single front, steeped in a rich history and cherished by three generations of the same family since 1945, is now ready to embark on its next exciting chapter in the highly sought-after neighbourhood of Clifton Hill. Full of charm and character, it is reminiscent of another era but is now in need of restoration and offers a unique opportunity to renovate and extend or further develop (STCA). Currently it includes a traditional arched hallway, two double bedrooms, lounge room, separate dining or third bedroom, kitchen and external bathroom and bungalow. The garden is generously spacious, while convenient rear right of way access adds an extra layer of practicality. Nestled in a tranquil residential street, this property offers easy access to a multitude of amenities. Step outside and find yourself immersed in the beauty of Merri Creek trails, Quarries Park, Clifton Hill Station, charming local cafes, schools, Dights Falls, Yarra River/Capital City Trail, Queens Parade, Smith Street, and various sporting facilities.