

# 9/38 Walker Street, Parkville, Vic 3052

## Townhouse For Sale

Saturday, 18 November 2023

9/38 Walker Street, Parkville, Vic 3052

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Verrocchi  
0413135935



James Pilliner  
0405106421

## **Auction \$1,880,000 - \$1,980,000**

Amazing space in a prized Parkville pocketSet well back from the street in a serene private cul-de-sac, this extraordinary home delivers a lifestyle of executive perfection with its family proportions, first-class features and exclusive city-fringe location. Flawless presentation from beginning to end, the home's refined interior showcases four large bedrooms (extra-large master with its own balcony, fitted WIR and deluxe fully-tiled ensuite), as well as an equally-stylish main bathroom and guest powder room (third WC). Exceptionally spacious and endlessly adaptable, the open-plan living/dining area is further enhanced by a superb kitchen complete with island breakfast bar, fridge water point, Miele cooking appliances and integrated dishwasher. Along with high square-set ceilings across both levels, this remarkable residence also includes zoned ducted heating/refrigerated cooling, alarm system, video intercom, excellent storage options, stone benchtops throughout (including the laundry) and double-glazed windows all-round, as well as solar hot water and rainwater harvest system. Step outside to discover a wonderfully private courtyard ideal for relaxing or entertaining, plus the added advantage of an oversized tandem double garage (remote-control) to Mile Lane behind. Royal Parade trams around the corner along with Royal Park Golf Course and the open spaces of Princes Park, it's also walking distance to Melbourne Zoo, Royal Park Station and the Inner-Circle Rail Trail. Owner Corp \$3,481 Council Rates \$3,250