

# 9 Hotham Place, North Melbourne, Vic 3051



## House For Sale

Friday, 17 May 2024

9 Hotham Place, North Melbourne, Vic 3051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,550,000 - \$1,675,000**

Rich in clever intricacies and passive light, this minimalist gem serves as a statement in modern, architectural luxury among the most admired and animated of inner-city enclaves. Wonderfully unassuming with frontage to a wide, hidden laneway, a pristine plan offers ever-desired garage parking for two, with a tri-level interior's inspired design centred around a remarkable light void. Each adjoined by tranquil, open-air terraces, three considerable bedrooms occupy ground and second floors, together served by excellent robe storage, a smart upper bathroom, and ensuite to lower master. A tranquil space to enjoy a colourful sunrise with coffee in-hand, a residence-width balcony enriches entertaining capabilities come warmer months, joining substantial living and dining sections in being served handily by a stellar, stone and timber-top kitchen boasting upmarket appliances and abundant cabinetry. With four individual outdoor spaces underlining its status as a versatile entertainer, additional highlights include reverse-cycle heating and cooling, timber floors, and a combined laundry/powder room to ground floor (third WC). With Errol Street dining, shopping, and nightspots just metres away, it's mere footsteps from expansive Royal Park, the picturesque Flagstaff Gardens, and institutional Queen Victoria Market alongside leading universities, schools (zoned to University High), and hospitals, with the CBD a quick tram or bicycle ride away.