

901 Rathdowne Street, Carlton North, Vic 3054



House For Sale

Tuesday, 30 January 2024

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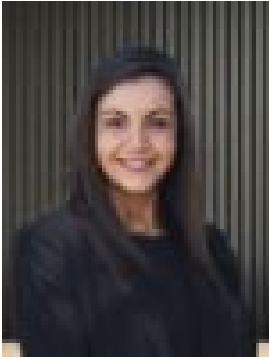
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 297 m2

Type: House



Donna Brient
0395860500



Michael Care
0395860500

\$1,925,000 - \$1,995,000

Enjoying an elevated position overlooking Rathdowne Street's famed picturesque tree-lined boulevard, this stunning Edwardian residence exemplifies a refined and sophisticated lifestyle, giving fortunate buyers an unrivalled chance to enjoy a rare home of true distinction. Offered for the first time in many years, the period facade sets the tone for the charming interiors that follow, perfectly positioned in one of Carlton North's most coveted addresses on a desirable 297sqm (approx.) with dual access (via a rear Right of Way). Footsteps from Princes Park and Rathdowne Village, the home is ideally situated for an enviable lifestyle with endless potential awaiting those eager to embark on a renovation journey. Upon entering, period highlights include high decorative ceilings, archways and fireplaces throughout, creating an immediate classic sense of space and light. Three large comfortable bedrooms (the third enjoying versatility as an optional additional lounge) lead to a living / dining room seamlessly connected to the well-equipped kitchen / meals area, featuring generous timber cabinetry and a gas cooktop. The home is ably serviced by an immaculate central bathroom, plus separate laundry. Outside, discover a large spacious backyard, with neat gardens, BBQ / kitchen area and carport giving ample secure off-street parking via a wide Right of Way. This Edwardian gem invites you to embrace its historic appeal, while envisioning the possibilities to come - superbly positioned close to all amenities, including Lygon Street's iconic restaurants, eateries and wine bars, Rathdowne Village, University of Melbourne, Princes Park, Carlton North Primary School, Princes Hill Secondary College, Trams and easy reach to the CBD. ** This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 24th of Feb at 12:00 pm** Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through www.gavl.com.au and follow the property link: <https://www.gavl.com/dashboards/propertydetails/1VaeQZ88V/901-rathdowne-street-carlton-north-victoria-3054> To bid you must download the free Gavl App. For more information, please contact Donna Brient on 0403 195 226 or Michael Care on 0432 488 939 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.