

**302/94 Canning St, Carlton, VIC, 3053**



**Sold Apartment**

Saturday, 17 August 2024

302/94 Canning St, Carlton, VIC, 3053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marcus Kassab

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## Quiet living on the doorstep of the inner city

Nestled amidst a vibrant array of retail outlets, chic cafes, inviting pubs, and delightful eateries along Lygon and Brunswick Streets, this spacious apartment epitomizes dynamic city-edge living. With its inviting layout, adorned with elegant hardwood floorboards, the light-infused open plan living and dining area create an inviting ambiance. The modern kitchen is equipped with top-of-the-line Smeg appliances, sleek glass splashbacks, and ample storage, promising both functionality and style. Two generously proportioned bedrooms, each featuring mirrored robes, share access to the contemporary bathroom. A balcony offers sweeping 180-degree views of Carlton and the city skyline, enhancing the overall experience. Including access to an incredible communal rooftop space featuring herb garden, pizza oven and BBQ facilities with sweeping views from the city to the Dandenong Ranges.

Adding to the allure are features such as secure video intercom and coded entry, split system air conditioning, Euro style laundry facilities, and secure basement parking. Whether you seek a tranquil retreat for owner-occupancy or a savvy investment opportunity, this stylish residence ticks all the boxes. Situated just moments away from Carlton Gardens, Carlton Primary School, Melbourne University, and conveniently connected to the CBD via tram or bus, its prime location further enhances its appeal.