

**28 Grant Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**House For Sale**

Wednesday, 26 June 2024

28 Grant Street, Clifton Hill, Vic 3068

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rick Daniel  
0409737985



James McCulloch  
0422456255

**EOI \$2,200,000 - \$2,400,000**

Timeless Classic - Art Deco-Inspired Clinker Brick Home Right in the heart of this coveted Clifton Hill locale, discover a substantial family residence of impressive proportions and contemporary elegance. The sprawling, open plan layout seamlessly integrates the living, kitchen, and outdoor spaces to generate a harmonious environment for both comfortable living and easy entertaining. The prime location also offers a top-tier array of local amenities, only a short walk from public transport, popular local cafes and dining spots, and peaceful gardens and parklands.- Bespoke designer kitchen, showcasing, custom cabinetry, stone counters, premium stainless-steel appliances including twin wall ovens and dishwasher, and the lavish bonus of a separate butler's pantry with sink.- Vast, open living and dining area with outlook through full length glass doors to the courtyard garden, warmed by the fireplace and exposed brick feature wall.- Four equally spacious bedrooms, including a luxurious ground floor primary suite with walk-in robe, split system, and large ensuite with separate tub, and an upper-level bedroom provides the perfect guest accommodation with sleek ensuite and perfectly private terrace.- Expansive central bathroom with raked ceiling, boasting double floating vanity, roomy walk-in shower, and deluxe bathtub for relaxation.- East-facing, paved courtyard with secure double-garage parking via Lilly Street, and built-in bench seating, ideal for alfresco entertaining.- Extra features include separate laundry and powder rooms, hydronic heating throughout, split system a/c, timber floors, and understairs storage.- A stone's throw from Clifton Hill train station and Hoddle Street busses, with the bustling Queens Parade village, Darling Gardens, and Quarries Parks all within walking distance.- Zoned for Spensley Street Primary School and Fitzroy High School.