

504 Station Street, Carlton North, VIC, 3054

House For Sale

Tuesday, 8 October 2024

**Nelson
Alexander**

504 Station Street, Carlton North, VIC, 3054

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Gracious Victorian Fit for a Family

****Please contact the agent to pre-register to attend an open for inspection at this property. Photo ID will be required to gain access.****

On the edge of parklands, this gracious Victorian is a deceptively spacious, light-filled, solid brick, family home. Behind the quintessential period façade, a versatile floorplan, with soaring ceilings and arched hallway, accessing timeless, oversized rooms retaining original features and character. Generously proportioned, to accommodate family life, with four bedrooms, formal living with open fireplace, central bathroom, and open plan kitchen, living and dining room with an impressive garden aspect. Upstairs the main, retreat like, bedroom includes a study, ensuite, built in robes and storeroom, resulting in a wonderful separate space to rest and work. Within a private, established garden setting, in highly desirable Princes Hill, this is a rare opportunity to secure a notable family home on the edge of the CBD. Additional highlights include separate laundry, hydronic heating, solar panels, double glazing, built in BBQ, ROW, garden shed, and water tanks.

A peaceful haven, just steps from acres of open green spaces, including Princes Park and Royal Park, Lygon Street, Sydney Roads flourishing shopping and dining precinct, Rathdowne Village, and a choice of city-bound trams, buses, and bike paths. A sought-after heritage precinct easily accessible to schools (zoned to Princes Hill Primary School & Princes Hill Secondary College), medical precincts, universities, childcare and the CBD.