

**565 Canning Street, Carlton North, VIC, 3054**

**House For Sale**

Tuesday, 8 October 2024

**Nelson  
Alexander**

565 Canning Street, Carlton North, VIC, 3054

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Masterpiece of modern opulence and period splendour**

Beyond the timeless charm of its handsome heritage facade, the architectural transformation of this Victorian terrace has resulted in a state-of-the-art environment of uncompromised luxury and family flexibility all on 193sqm of land (approx) in an exclusive lifestyle location.

Cleverly crafted and brilliantly delivered, the home's free-flowing interior showcases four well-proportioned bedrooms (master with fully-fitted WIR and private balcony) complemented by two beautifully-appointed bathrooms.

Further enhancing its family credentials is a spacious and versatile open living/dining area adjoined by a thoughtfully-designed kitchen with walnut joinery, natural stone surfaces (Champagne Quartzite) and top-of-the-range Fisher & Paykel appliances.

Hydronic heating, split-system air conditioning, double-glazed windows (extension) and 3.2kW solar power all add to the allure, along with a family-sized laundry, premium carpets and engineered timber floors.

Completing the picture is a private backyard including verandah with black-mesh cafe blind and handy storage shed, plus a sunny rooftop terrace with city views and remote-control carport to ROW.

A short stroll to Nicholson Street cafes, shops and trams to hospital/university precincts and the CBD, it's also close to popular schools, Inner Circle Rail Trail and the open spaces of Edinburgh Gardens.