

# 78 Arnold Street, Carlton North, Vic 3054

## House For Sale

Tuesday, 25 June 2024

78 Arnold Street, Carlton North, Vic 3054

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



James Pilliner  
0405106421



Nicholas Exarchos  
0468304634

## **Private Sale \$1,949,000**

Situated in an exclusive Princes Hill neighbourhood, this shopfront and residence (separately tenanted) provides a rare opportunity for professionals and investors alike to enjoy its current accommodation while exploring the property's endless potential (STCA). Set on a deep allotment (approx 275sqm) with dual street access, the main premises comprises an enormous living area/retail space complemented by a large bedroom, updated bathroom, modern kitchen (induction cooktop and Bosch dishwasher) and private rear courtyard. With its own private entrance via Bagung Lane behind, the rear home comprises two bedrooms, neat bathroom, updated kitchen and sizeable outdoor area. Exciting future possibilities subject to approval include sub-dividing the property, converting the shop into a cool cafe or consolidating both to create an inner-city residential masterpiece. Moments from the open spaces of Princes Park, it's also walking distance to Princes Hill Primary School, Princes Hill Secondary College (across the road) and a choice of tram lines, as well as easy access to an endless array of cafes, bars and restaurants.