

**2/110 Noone Street, Clifton Hill, Vic 3068**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 10 July 2024

2/110 Noone Street, Clifton Hill, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Roland Paterson  
0417367997



Henry Rutherford  
0468998001

## **Auction \$1,050,000 - \$1,150,000**

Set within a desirable inner-city locale, this charming and thoroughly considered townhouse redefines light-filled living. Utilising its internal skylights and north-facing backyard to full effect, the home is awash in natural light, its generous interior further enhanced by its vaulted ceilings and full-height windows. Within walking distance of local cafes, parklands, and transport, relish the convenience of living on the city-fringe.- Open-concept living and dining space illuminated by vaulted, glass ceiling, with views out to the rear gardens through floor-to-ceiling glass wall and doors.- Well-equipped kitchen of clean, white cabinetry, complete with stainless-steel appliances including dishwasher, and ample storage space.- Two generous bedrooms, each boasting built-in robes, split systems, and ceiling fans.- Large, central bathroom complete with sizeable vanity and bench space, shower, separate tub, and vast, full-width mirror.- North-facing backyard with decked area, mature trees for privacy, and brick-paved path to ROW.- Other highlights include formal living area upon entry with built-in shelving, separate walk-in laundry, and split-system a/c in living and dining area.- Moments from Clifton Hill train station, with direct access to CBD, and Hoddle Street busses.- Short walk from Darling Gardens, Dights Falls, and the bustling Queens Parade Village, home to many local eateries and boutique shopping.