

**91 Lothian Street, North Melbourne, Vic 3051**

Next Chapter

**Townhouse For Sale**

Sunday, 23 June 2024

91 Lothian Street, North Melbourne, Vic 3051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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Tom Hirini

**\$2,200,000**

An opportunity not to be missed. The final townhome on the Lothian Street side of the near sold-out Florenze Terrace has been released by the developer and it is destined to impress. Why we love town home 91 Lothian Street:- Expansive rooftop terrace with spectacular city views.- Private glass lift servicing all levels. - Individual street entrance in a highly desirable locale on a low-rise street. - Highly acclaimed Nicholas Murray Architects designed and developed. - Feature arched board formed concrete façade and entry. Offering a stunning collection of individually addressed and oversized townhomes in the heart of North Melbourne - Florenze Terrace is designed for those seeking space, quality design and location without compromise. Individual street addresses with private front entrances, personal glass lifts and sun-drenched rooftop terraces with stunning views afford a true sense of privacy and modern luxury. Multiple living zones, dedicated studies and capacious individual private garages are ideal for people who value the scale of larger spaces combined with the benefits of vibrant inner-city living. A chef's kitchen has been designed with cooking and entertaining at the forefront. Offering double Miele wall ovens, 800mm cooktop, integrated double door fridge, stone bench tops and an abundance of smart storage options. The bathrooms and en suites are a testament to understated luxury - with their dual stone vanities, oversized rain shower heads, gunmetal tapware and divine porcelain or stone tiles. Added to this, a walk-in laundry provides functional and tidy living. Under the auspice of pre-eminent Nicholas Murray Architects, the design ethos is one of permanence and enduring timelessness, and the outcome is simple, yet refined architectural language expressed through carefully curated natural materials. Sustainable design practices are deeply embedded, and bespoke accents are showcased throughout every meticulous space:- 6-star energy rating- Cross-flow ventilation - High-performance double glazing- Individual rainwater tanks- Water-efficient landscaping- Electric vehicle charging provision Characterised by heritage buildings, wide tree-lined streets with classic terrace homes, and a plethora of open green spaces, Florenze Terrace boasts the amenity of city living with a unique North Melbourne village charm - only steps to Errol St and the new Arden train station (under construction).