



**SOLD**

## RENOVATORS DELIGHT IN PRIME LOCATION

Opportunity awaits to rediscover gorgeous Victorian origins or reinvent this single fronted Terrace as a contemporary modern masterpiece (STCA). Offered for sale for the first time in 22 years, an astute eye knows potential when they see it with existing architectural plans documented for a renovation visioning the original arched hallway leading to 2 generous sized bedrooms, central bathroom, laundry and separate kitchen & lounge, with a north facing rear courtyard.

Catch a # 96 Tram down Nicholson Street past the Museum, St Vincents and Parliament House to work or University in the CBD or roll down Lygon Street on the # 1 or #6 to Melbourne University and RMIT. Stroll around the Carlton Gardens, Rathdowne Street Village cafes and restaurants, Curtain Square, Lygon Street shops and restaurants from the central location, a stones throw from the Carlton Baths. Enjoy the walking and cycling trails, the Nova Cinema, extensive parkland, with easy access to airports and freeways.

This is a golden opportunity to create a home of your own in a fantastic neighbourhood, contact us now to avoid missing out.

\*\*This property is not available to inspect in person, we can provide extensive & detailed information including plans and additional images upon request.\*\*

2 BED | 1 BATH | 1 CAR

PRICE:  
\$830,000

OPEN FOR INSPECTION:  
N/A



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