

SOLD

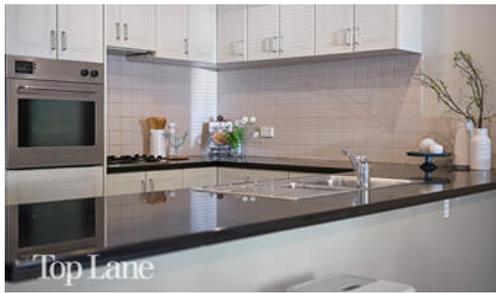


Unit 1, 8 Carlton Street, Carlton

Top Lane



Top Lane



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### A RARE OPPORTUNITY IN AN ULTRA-CONVENIENT LOCALE

Positioned for absolute convenience directly opposite Carlton Gardens, this spacious ground floor apartment is a perfect base for professionals and young families or an ideal portfolio prospect for an investor. It's ready to move in and enjoy now yet offers scope for personal touches or future contemporary updates.

The spacious main living area is designed to offer a relaxed open plan layout with stylish interiors capturing bright natural light and enjoying easy outdoor flow. A rare find, it boasts a generous north facing courtyard providing an idyllic alfresco entertaining zone.

The modern kitchen features stainless appliances, a dishwasher and breakfast bar, while the impressive bathroom contains a combined bathtub and shower plus floor-to-ceiling tiles. Accommodation consists of three well scaled bedrooms, the master complete with an ensuite, built-in wardrobe and courtyard access. Additionally, the home includes heating, abundant storage, secure entry and secure dual basement parking.

An enviable retreat within a tightly held boutique complex, this home enjoys a premium address in one of Carlton's most prestigious streets. Perfectly positioned for lifestyle it's moments from the CBD, a stroll from an array of cafés, restaurants and shops, with transport on the doorstep.

Please don't hesitate to get in touch with our friendly team today to arrange an

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	388
<b>Floor Area</b>	165 m2

### AUCTION

Saturday 20 July, 12:30 PM

### AGENT DETAILS

Briana Craig - 0412 322 459  
Anthony Verrocchi - 03 8677 2255

### OFFICE DETAILS

East Melbourne  
Shop 9D, 166 Albert Street East  
Melbourne VIC 3002 Australia  
03 8677 2255

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