

Property Profile

278 Station Street, Carlton North



Features owners like

- Premium location, walking distance to all life amenities Carlton North has to offer
- Abundance of natural light throughout the home
- From the entrance as you walk in, you can see straight through to living
- Formal lounge or 4th Bedroom
- Elegant period features with contemporary spaces
- Double bedrooms with robes
- Stylish central bathroom with central courtyard space
- Separate laundry
- Desirables living/dining dimensions that lead to beautiful lush garden
- Upstairs dedicated study/home office zone
- Master bedroom, huge built-in-robes and own seductive ensuite
- Bright kitchen with soft closing cabinetry, Smeg appliances and stone benches
- Walk in pantry, Central European laundry
- Decked backdrop perfect for entertaining
- Rear right of way access

Landmarks in the area

- Bike Trail to CBD
- Carlton Gardens
- Carlton Baths
- Princes Park
- Edinburg Gardens
- Royal Melbourne Zoo
- Royal Park
- Melbourne Exhibition

Shopping/Restaurants

- Rathdowne Village
- Lygon Street Precinct
- Curtain Square
- Sydney Road Cafes & Restaurants
- Brunswick Street Precinct
- Nicholson Street Shops, Cafes & Restaurants

Schools/Colleges

- Carlton North Primary
- Princes Hill Primary & secondary
- Park Street Day care
- Melbourne University
- Uni High

Water Rates: \$662.76 plus usage approx

Council Rates \$3,000 per annum approx

Rental Return \$1,000-\$1,100 per week

Land Size: 168m²approximately

Settlement: 30/45/60 days preferred

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