



**71 Chapman Street NORTH MELBOURNE VIC**

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KURRAJONG - a mix of period grandeur, extended design and family flexibility, this 4BR Victorian showpiece presents an exclusive Hotham Hill lifestyle set on over 500sqm of land. Beyond the timeless beauty of its Hawthorn-brick facade, the home's deceptively spacious two-level floor plan boasts three main bedrooms (master with adjoining dressing room or nursery) and formal lounge/fourth bedroom, dedicated study and two full bathrooms. Add to this a well-appointed kitchen and adjoining meals area, spacious living/dining room leading out to a wide entertaining deck. Other highlights include ducted heating, alarm system, plantation shutters, towering ceilings, plus an expansive yet impressively private backyard garden and secure three-car off-street parking via roller door (remote) to ROW. Perfectly positioned in a wide tree-lined street within the prized University High School zone, Errol Street cafes, Royal Park, public transport options, hospital and

**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/house/6208532>

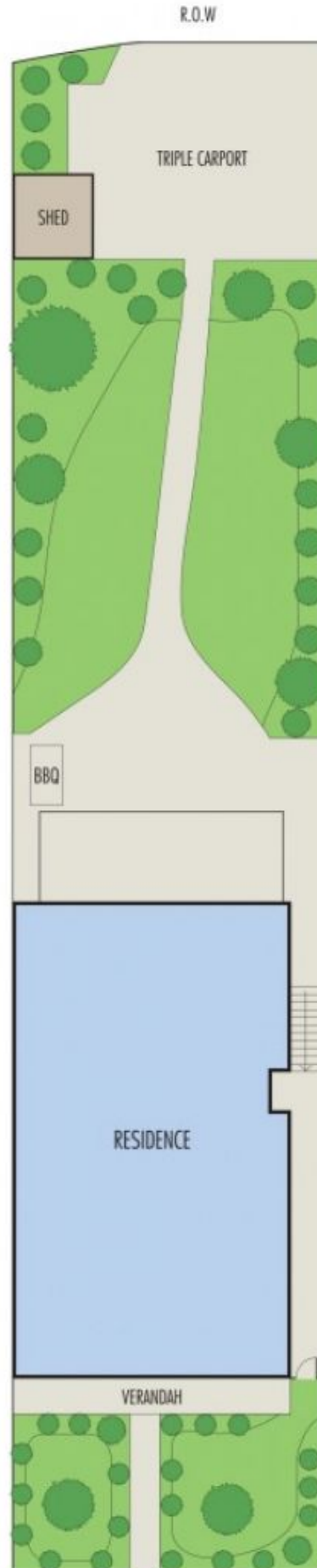
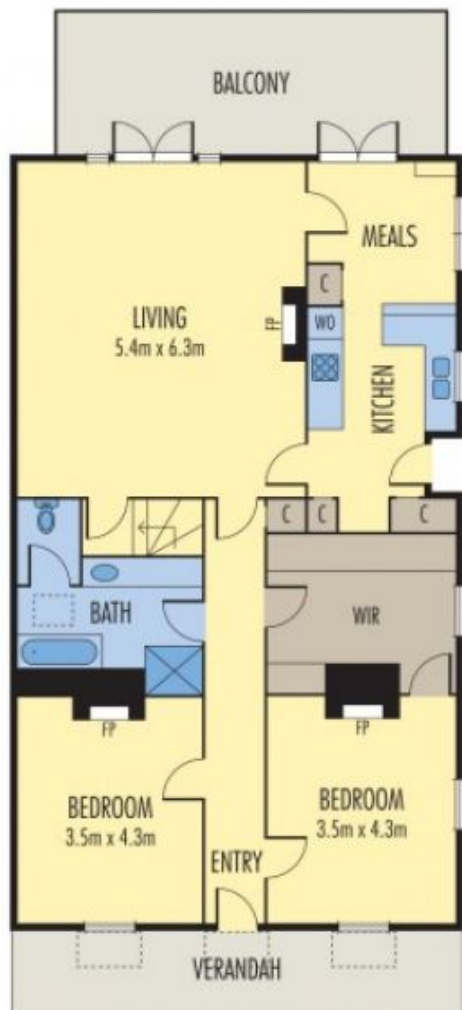
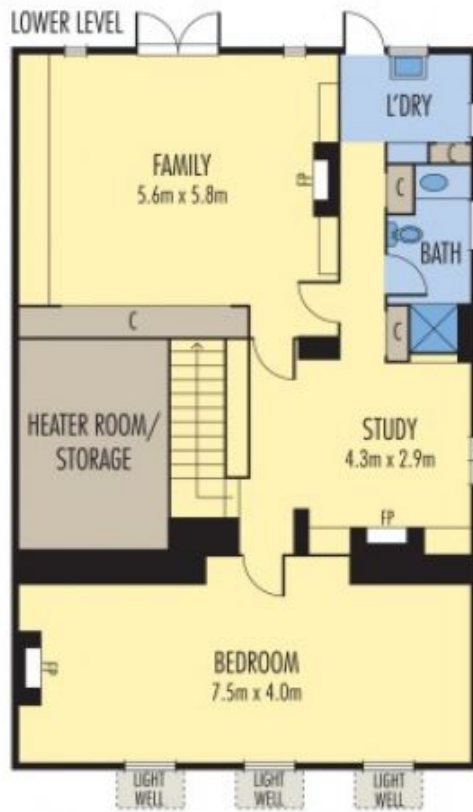


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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.