



**74 Molesworth Street North Melbourne VIC**

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In accordance with Victorian Government requirements, only fully vaccinated people will be able to attend open for inspections.

**View :** <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/house/6659862>

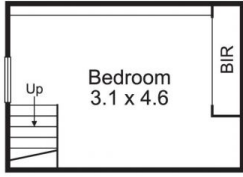
In one of North Melbourne's premier tree-lined boulevards, this three bedroom, two bathroom period property is guaranteed to surpass expectations with its extended floor plan. Meanwhile, its position in the coveted University High zone and proximity to the Royal Children's Hospital, Royal Melbourne Hospital and Melbourne University will undoubtedly impress. Elevated from the street, with private courtyard entrance, the homes multi-level layout offers central lounge and open plan kitchen/dining areas featuring high ceilings, exposed timber beams and bi-folds to a private alfresco courtyard. Practical as is, with stainless steel appliances, dishwasher and stone counters, the kitchen also offers scope for modernisation. Includes



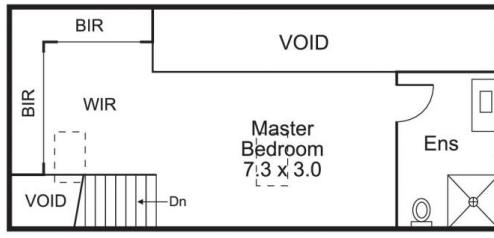
**Alex Puglia**  
03 9326 8883



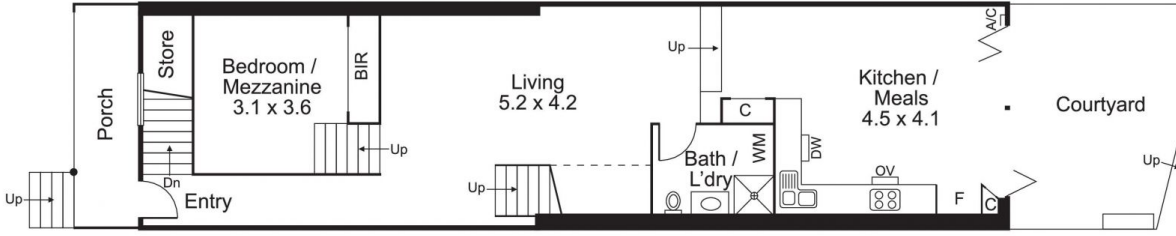
**Jacqueline Iversen**  
03 9326 8883



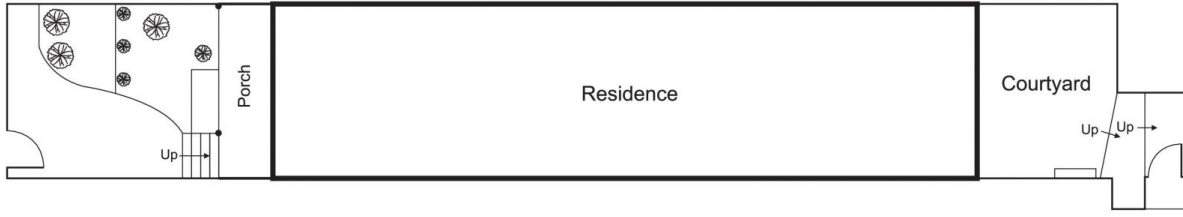
LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.