



96 Ramsden Street, Clifton Hill

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**Doubleday**

REAL ESTATE





## The Luxury of Land ...

This freestanding 3 bedroom Edwardian home in a highly prized locale represents a clean slate opportunity to renovate or redevelop (STCA) into something truly special.

Situated moments away from The Quarries Park, Ramsden Street Reserve, Public Transport, The Yarra River and Bike Trails, this generous northern oriented allotment of 9.7m x 50.3m or 487 square metres approximately has the added bonus of rear car access via a ROW.

Complementing the expansive land component is a home characterised by lofty ceilings, period detail and enormous potential.

Enjoy the lifestyle of this premiere city fringe location and the vast array of amenities on offer.

**AUCTION** SAT 31st MAY 11:00am

For details & Inspections phone

**Sasha Romensky** m 0401 903 144

**Anthony Collopy** m 0418 523 828

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Should this property meet your requirements, please register your interest with our agent so that we can keep you informed about the progress of the sale.

If you have a property to sell please advise our agent so that we may be able to assist you with co-ordinating the sale or settlement.

This floor plan is for indicative purposes only and is not to exact scale.