



**17 Shands Lane North Melbourne VIC**

2 2 1

Exuding style, sophistication and space, this bright and airy two bedroom, two luxury bathroom inner-city residence boasts an exclusive laneway address on Hotham Hill. Tucked away from the hustle and bustle the home's unique situation is further enhanced by a private courtyard setting displaying a stacked-stone feature wall and low maintenance qualities making it even more enticing for urbanites with a passion for alfresco dining, entertaining and relaxing outdoors. Floor-to-ceiling glass aspects help bring the outside in and filter natural light through an open plan living zone, hostess kitchen and elegant dining area complemented by an ambient open fireplace, excellent storage and easy access to a private, rear sundeck. Showcasing a induction cook top, grill, wall ovens, dishwasher, stone benches and a vast array of storage options, the kitchen is a dream come true for gourmet home cooks. Upstairs a light filled retreat features an

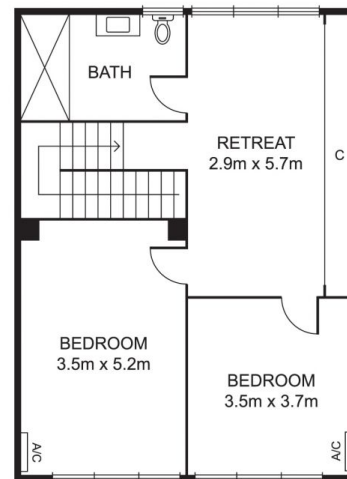
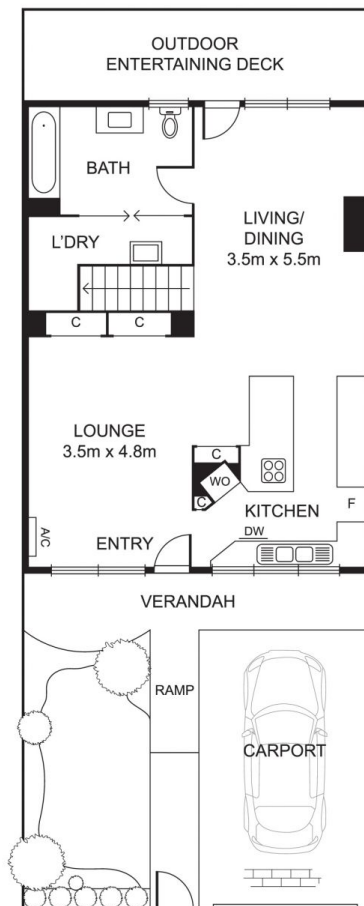
**Price** : \$ 1,220,000  
**Land Size** : 137 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/townhouse/6208916>



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UPPER LEVEL



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.