



## 42 Curzon Street North Melbourne VIC

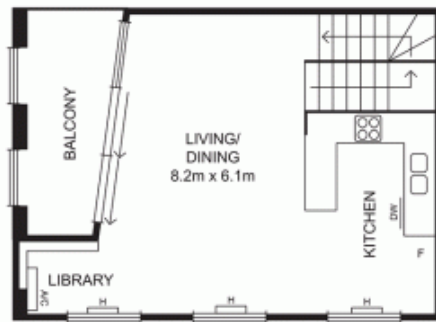
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Steeped in history, this two bedroom plus study warehouse conversion, circa 1855, is a stroll to Errol Street eateries. Soaring ceilings, original polished floorboards and oversized windows together deliver unique style and comfort spanning three impressive levels. A vestibule entry with video intercom provides security and double-glazed windows throughout assure complete tranquillity. Open plan living features a stone topped kitchen with European appliances and extends to a north facing all-weather balcony, achieving panoramic views encompassing Union Memorial Church opposite and the Town Hall clock tower. The two large double bedrooms (BIRs) are both enhanced by modern ensuites, and the upstairs bedroom features an intimate balcony. A mezzanine level accommodates an open study/optional guest bedroom. Amongst countless features are hydronic heating, split system air conditioning, huge attic and ample under-floor storage and powder room.

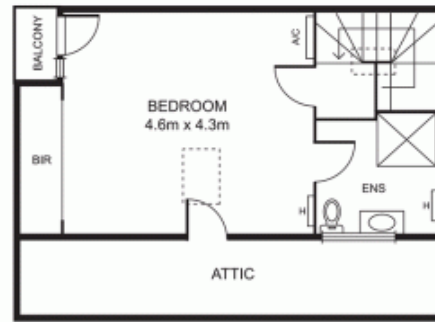
**View :** <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/house/6209006>



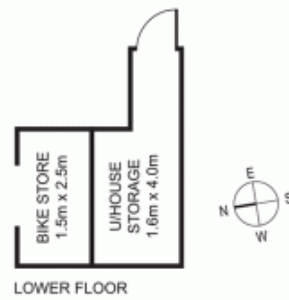
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FIRST FLOOR



SECOND FLOOR



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.