



39 Bibby Street, Carlton

## For Sale: Charming Family Home

Nestled in the heart of the desirable suburb of Carlton, this inviting 4-bedroom home offers the perfect blend of comfort, convenience, and style. Positioned on a quiet street yet just moments from local amenities, public transport, and schools, this is an opportunity not to be missed!

### Features:

- Spacious and light-filled open-plan living and dining area
  - Modern kitchen with quality appliances
  - Four generously sized bedrooms, all with built-in wardrobes
  - Stylish bathrooms with contemporary finishes
  - Private and low-maintenance backyard - perfect for outdoor entertaining
  - Secure double lock up garage
  - Close to shops, cafes, and Carlton Train Station for easy city access
  - Ideally located near schools and parks, making it perfect for young families
- Whether you're a first-time buyer, a growing family, or looking to invest in a prime location, 39 Bibby St offers exceptional value.

Don't miss out on this fantastic opportunity!

4 3 2

**FOR SALE**  
\$2,450,000 - \$2,550,000

### AGENTS

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### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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## MORE DETAILS

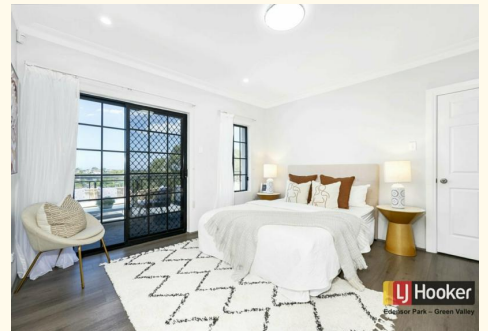
Property ID CDDHUC  
Property Type House  
Land Area 430 m2  
Including Toilets (3)

**Joanne Huynh 0478 932 653**

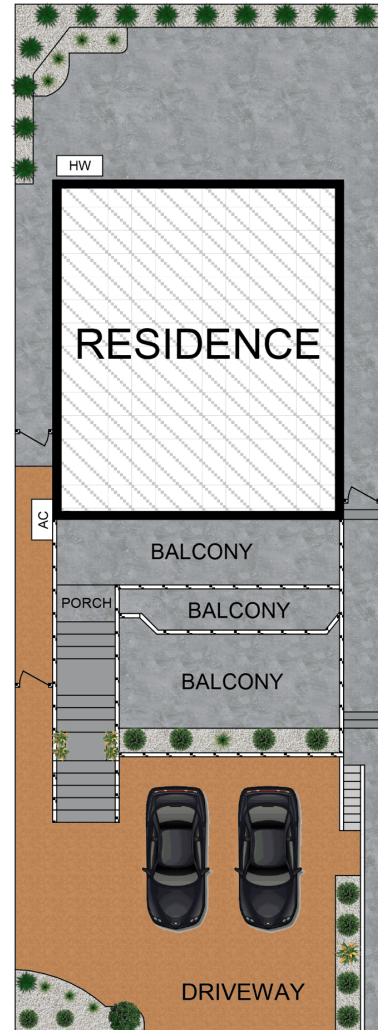
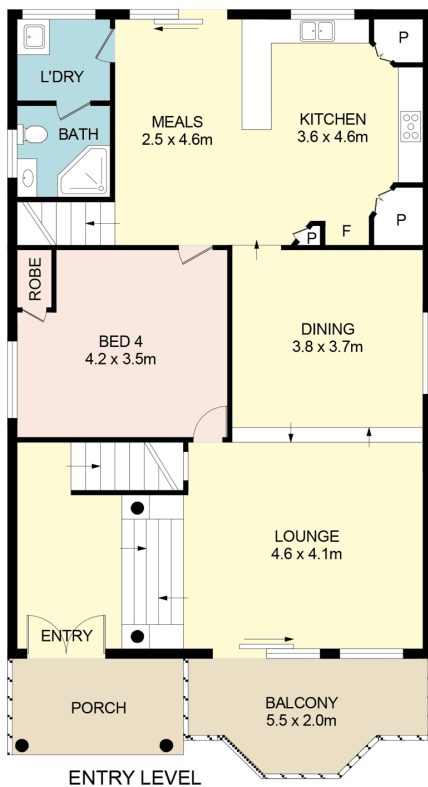
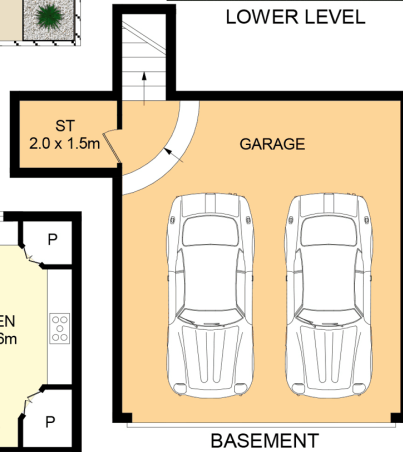
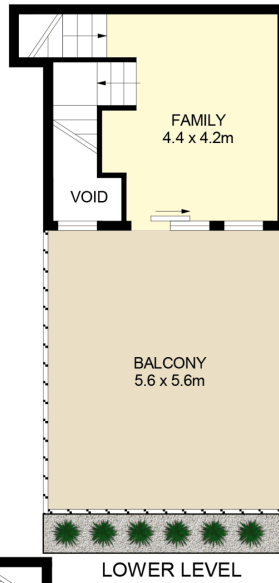
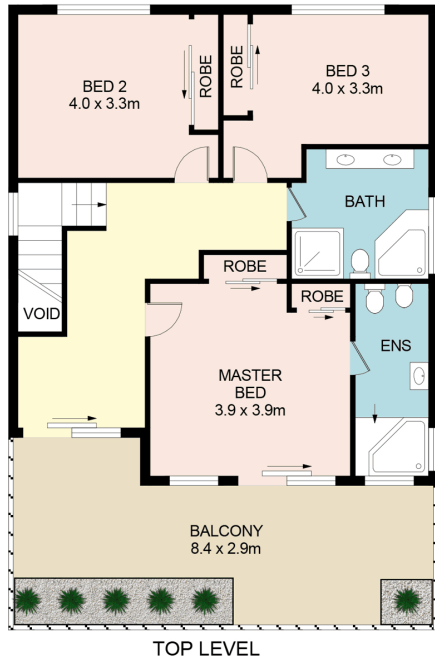
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**LJ Hooker**  
Edensor Park

**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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