



**SOLD**

## WHEN LOCATION MATTERS!

In a highly sought-after lifestyle location only minutes to Chapel Street's shops, bars and restaurants, this charming character home awaits your final touches to bring it back to its former glory. Comprising:

- 4 large bedrooms.
- Well-appointed kitchen/meals area with gas stove and breakfast bar facing an adjacent family room.
- Spacious main bathroom with a shower over the bath and toilet.
- Outdoor, undercover laundry and second toilet.
- Private rear courtyard, perfect for entertaining.
- Separate to the main floorplan, another (4th) bedroom and living area is accessed via external stairs – ideal for a home office or retreat.

Other features include high ceilings throughout creating a fantastic feeling of space, permitted on street parking, a short walk to Prahran High School, easy access to public transport via Prahran station and local tram services and much more!

INSPECTIONS BY APPOINTMENT ONLY. VIRTUAL TOUR AVAILABLE UPON REQUEST.  
CALL NOW!

**4 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$1,253,000

**OPEN FOR INSPECTION:**  
N/A



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