



## FLEXIBLE AND SURPRISINGLY SPACIOUS

To register to attend an open for inspection please click the Request an Inspection button.

Wrapped in a pretty Victorian shell, this architecturally designed and thoughtfully executed home offers 3 bedrooms, 2.5 bathroom plus office. The home has clever and efficient comforts from front to back. Boasting a flexible self-contained ground floor bedroom that's both easily isolated or connected and has its own entrance as well as access into the main home (with ensuite, kitchenette, storage and RC/AC). It makes for a terrific bedroom for guests and/or older children with some privacy.

With passive efficiency in mind, the home comprises a vast open plan living and dining zone with doors opening onto a private terrace. Overlooked by a seamless stone kitchen with vast drawer storage and an island bench big enough to spread a feast out on (appointed with DW, induction cooktop connected to smart rangehood and microwave) adjacent to a conveniently placed butler's pantry with laundry. The ground floor also hosts a calming office zoned for two and a guest powder room. Two further bedrooms are on the first floor (master with own sunny terrace and WIR) served by a sparkling semi ensuite with double stone vanity, walk in shower and bathtub.

Inclusions: Hydronic heating and RC/AC's, Solar panels, tank water to toilets and gardens, double glazed windows throughout (except for heritage window at façade), auto smart blinds to all Velux windows, gas mains for BBQ cooking, alarm.

### Details

#### Price

\$1290.00 per week

#### Date Available

Now

#### Contact

Jane Feely

In a dress circle location that's just a quick walk to all your daily needs - stroll to St Vincent's Gardens on the way to Albert Park village for cafes and shopping. Spend the day at Gasworks Art Park and farmer's market or take in some sun at the beach. Close to tram options and easy access into the city.

PLEASE NOTE: Property availability is subject to change without notice.

Contact: Jane Feely 9699 5999

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