

**124 Evans Street, Port Melbourne, Vic 3207**



**Sold House**

Tuesday, 16 January 2024

124 Evans Street, Port Melbourne, Vic 3207

**Bedrooms: 2**

**Bathrooms: 1**

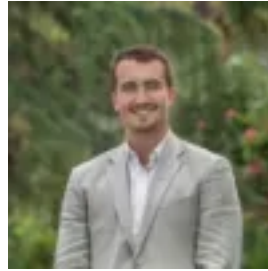
**Parkings: 2**

**Area: 247 m2**

**Type: House**



Warwick Gardiner  
0386445500



Mack Burgoine  
0386445500

**\$1,780,000**

Light-filled indoor-outdoor living has been faultlessly captured within the walls of this two-bedroom Edwardian home, delivering exceptional potential with a wider-than-usual frontage, secure off-street parking, and faultless function directly opposite Walter Reserve and the light rail. An impressive interior spans one single level, with a traditional hallway introducing two incredibly spacious bedrooms, each with built-in robes and split system units. Equipped with stainless steel appliances, the central solid-timber kitchen anchors the two separate living areas and meals zone, optimising all-day sun and entertaining appeal through French and sliding doors to the northern terrace, covered patio and peaceful rear yard. Further along, an enclosed sunroom allows easy access to the bathroom, separate toilet and large laundry. Perfect for now, with incredible scope for future enhancements, additional highlights include split system heating/cooling, an alarm system, and secure gated access. On the edge of Bay Street's energetic shopping and lifestyle precinct, esteemed public and private schools, city trams and the beach - this is inner-urban excellence at its finest.