

**13 Ann Street, Prahran, Vic 3181**

**House For Sale**

Thursday, 13 June 2024



13 Ann Street, Prahran, Vic 3181

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



David Sciola  
0408598242



Aylin Demir  
0402586280

**\$1,400,000 - \$1,500,000**

This charming brick Victorian gem boasts a spacious north-facing garden, infusing every corner with natural light and warmth. Inside, discover a blend of timeless elegance and modern comfort: gleaming timber floors, lofty ceilings, and inviting sash windows. Flexible living spaces include two cozy bedrooms, one with an ensuite, and two distinct lounges. The formal living area exudes old-world charm, while the skylit kitchen and dining room provide ample space for gatherings. Step outside to a sun-kissed yard overlooking lush greenery, perfect for alfresco dining. Additional highlights include a quaint stained-glass window in the main bathroom, split system air conditioning, and a sizable rear storage shed. The oversized, deep allotment of 300 sqm approx., presents excellent potential for a future extension to further enhance this charming home STCA. Nestled in a coveted locale, this home offers easy access to High Street and Chapel Street's bustling cafes, parks, transportation, and tram links, promising a lifestyle of convenience and charm. Vendor Advocate Miriam Sandkuhler