

**132 Napier Street, South Melbourne, Vic 3205**

ANNA GRACE

**Sold House**

Friday, 13 October 2023

132 Napier Street, South Melbourne, Vic 3205

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Anna Dikeos

## Contact agent

Behind a traditional double fronted façade, this c1890 Victorian home conceals a contemporary spirit suited to today's entertainer's lifestyle. Across the shady verandah adorned with decorative iron lacework, the front accommodation is enhanced by period details that include glorious colourful leadlight, soaring ceilings with ornate plasterwork plus a handsome dark timber fireplace in the spacious master bedroom (BIRs). The second double bedroom with ceiling rose is a tranquil retreat, whilst the third bedroom houses a very cool loft bed doubling the floor space and capturing city views from beneath the blankets – giving a hint of potential views should you add a second storey (STCA). Flooded with incredible natural light, the supersized living and dining zone looks out to the north and boasts banks of glass creating a fabulous connection between indoors and the superbly private alfresco patio and lawn – hosts will love the Scandi-inspired kitchen offering quality appliances including an integrated dishwasher, Smeg induction cooktop and plenty of cupboards. A modern bathroom with both bath & shower along with space for a laundry is also offered together with hydronic heating and split system cooling – rounding off a gorgeous inner-city home is a large auto garage with workshop space that features a stretch of bi-folds opening to the garden, enabling it to double as a rumpus or games room if preferred. Laneway access shared with just one other home, and double council permits plus ample street-side parking conclude a standout home. Incredibly peaceful for such a central locale - close to Clarendon Streets trams, shops & dining options, within a walk of the Botanical Gardens and Albert Park Lake, this position is close to MSAC, and within a quick trip – or even walk – of the city. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.