

**17 Andrew Street, Prahran, Vic 3181**



**House For Sale**

Wednesday, 20 March 2024

**17 Andrew Street, Prahran, Vic 3181**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Andrew James

0395090411



Michel Swainson

0395090411

**\$1,650,000 - \$1,750,000**

Exuding timeless Edwardian elegance, privacy, and an abundance of northern light, this captivating single-level red brick residence sprawled across 306sqm (approx.) embodies the essence of easy living and outdoor bliss, where you can unwind amidst the melodic tunes of birdsong in the paved north facing rear garden. Upon entry, you are greeted by the charm of yesteryear, with a spacious living room with pretty ceiling detailing that seamlessly transitions to a welcoming and light filled family living and dining area. The well-appointed kitchen overlooks this space, while sliding doors open up to a generous north facing paved courtyard - a versatile haven for alfresco dining, BBQ gatherings, and leisurely relaxation. This outdoor retreat also features a storage shed and gates opening to the long driveway, accommodating multiple cars with ease. The three oversized bedrooms offer comfort and style. The main bedroom further delights with its own private terrace, providing a perfect spot for morning coffee or evening relaxation. Additional appointments such as split system heating and air conditioning, along with brand new carpet, spacious bathroom with zoned toilet and separate laundry, further enhance the home's appeal. Ideally located near Chapel and Fitzroy Streets, this sought-after locale offers a lifestyle filled with leafy charm and convenience. Prahran Market, Fawkner Park, Albert Park Lake, The Alfred Hospital, Wesley College, St Kilda Road, High Street trams, Prahran Station, are just some of the array of amenities at your doorstep. In conjunction with Tim Wilson Property Advocates.