

**2/10 Clifton Street, Prahran, Vic 3181**

**KAY & BURTON**

**Apartment For Sale**

Monday, 15 April 2024

2/10 Clifton Street, Prahran, Vic 3181

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Gary Ormrod  
0419588331



Sam Wilkinson  
0388628005

## **Auction Saturday 11 May at 12pm**

Take an exciting Prahran lifestyle up a notch in the brilliantly designed sanctuary of this sensationally spacious two bedroom, two bathroom apartment that is private, peaceful and perfectly tailored for indoor-outdoor entertaining. Superbly located on the first-floor of award-winning SJB Architects' low-rise complex 'Mondriana', this stylish contemporary apartment instantly impresses with its sublime aesthetics, quality features and tranquil panoramic backdrop of plane trees and greenery. In-situ concrete ceilings, solid oak flooring and expansive full-height glazing define an amazing living, dining and study space that not only opens to a large entertainment balcony but also features an in-home cinema replete with automatic drop-down big screen, projector and surround-sound speaker system. Spectacular Alpinus granite benchtops adorn a fabulous adjoining kitchen that's all set for fun-filled gatherings with its a massive island bench, a Barazza cooktop, oven, dishwasher and more. A wide entrance hallway with storage extends to a smart central bathroom and a big European laundry while further are two light-filled, double-glazed bedrooms including built-in robes and double block-out blinds with the gorgeous main bedroom flowing to a private ensuite with an oversized shower. Other features include split-system heating/cooling and panel heating, video intercom, plush velvet curtains plus a secure undercover car parking space. While the living is easy and engaging with so many elements designed for relaxed entertaining, this outstanding modern apartment is quietly located just a minute or two from dynamic Chapel and Greville Streets as well as the Prahran Market where there are endless options for coffee, dining out, relaxing at a wine bar, clubbing, shopping, wandering through a park and catching a tram or train to the beach, city and beyond.