

2 James Service Place, South Melbourne, Vic 3205

RE/MAX Real Estate

Sold House

Tuesday, 3 October 2023

2 James Service Place, South Melbourne, Vic 3205

Bedrooms: 4

Bathrooms: 3

Type: House



Oliver Bruce
0409856599



Ben Manolitsas
0400201626

\$3,300,000

Crowning a dress-circle position on the edge of Howe Crescent Reserve, this illustrious c1890 Victorian residence delivers architectural refinement and rare inner-city serenity that is simply unmatched. Nestled in the tranquillity of award-winning north-facing gardens by Eckersley Garden Landscaping and enjoying a modernised aesthetic that promotes relaxation and indulgence, the home's exquisite presence is only matched by its elite Emerald Hill position, walking distance to St Vincent Gardens, Albert Park Village, South Melbourne Market and Clarendon Street shopping and restaurants. Beyond a handsome Hawthorn brick facade, a sophisticated hallway with marble flooring hints at the grand proportions, introducing the elegant formal living and dining rooms with ornate fireplaces and soaring ceilings. Spectacular light is captured through atrium-style walls in the dining room, effortlessly extending to the expansive garden setting, where a tranquil water feature and lush natural ceilings of shade provide for idyllic year-round alfresco enjoyment. An adjoining kitchen is fully equipped with an insinkerator, Miele dishwasher, Neff oven and Miele gas cooktop, connecting with the terrace through French doors for summer entertaining. Upstairs, the beautiful main bedroom with a stylish ensuite enjoys access to the balcony, matched with two additional bedrooms with built-in robes, and beautifully renovated family bathroom with another central bathroom on the ground floor to accompany the office/fourth bedroom and entertaining. Only moments to city-bound trams, South Melbourne Market, MSAC, Albert Park Lake, and a range of prestige schools, this exquisite home includes an alarm, double glazing (rear, ground floor), underfloor bathroom heating, ducted heating and cooling, automated irrigation and a full laundry.