

**2 Wrexham Road, Prahran, Vic 3181**

ABERCROMBYS

**House For Sale**

Wednesday, 7 February 2024

**2 Wrexham Road, Prahran, Vic 3181**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Jack Richardson  
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Hamish Clayton  
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## Private Auction Saturday 2 March

At a glance - Substantial previously renovated Victorian- Large 5 bedroom, 3 bathroom floor-plan- Significant land size offers 858m<sup>2</sup> approx. - Ideal location, free from heritage overlay Abode A property offering significant scale, suggesting similarly impressive potential, STCA, on some 858m<sup>2</sup> free from the constraints of heritage overlay, this free-standing Victorian represents a remarkable opportunity. Previously renovated so that five bedrooms, three bathrooms and a series of living spaces are revealed behind a classic façade, today's entirely functional proportions are surrounded by established gardens, a secure garage and additional parking - factors that further highlight the rarity of such a substantial allotment. Area Close to the green expanses of Lumley Park and Victoria Gardens, with Prahran East village, High Street tram routes and Chapel Street moments away, a position of acknowledged appeal.