

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

ANNA GRACE

**Sold House**

Saturday, 24 February 2024

204 Napier Street, South Melbourne, Vic 3205

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Anna Dikeos

## Contact agent

One of a sweet quartet and loved & cherished by one family for an incredible 85 years, this picture-perfect 1857 Victorian terrace is now ready for its next lucky custodians. Complete with a picket fence and lacework verandah, the single-fronted home's classic façade gives way to interiors that are warm, welcoming and primed for immediate enjoyment. Set under soaring ceilings, accommodation includes up to two bedrooms – or one and a peaceful sitting room/lounge – a central bathroom/laundry, contemporary kitchen with Miele appliances and breakfast bar plus a spacious & sun-filled entertaining area which spills outside to a private courtyard with securely gated access to a pedestrian laneway. Offering enormous low maintenance appeal to professionals, first home & lifestyle buyers as well as savvy investors and even downsizers, the home has been updated and extended over the years to provide extremely comfortable living – but there is still plenty of scope to enhance further and really make it your own if you choose (STCA). Moments to the beating heart of South Melbourne, this enviable address is within a stroll of numerous parks and gardens, the South Melbourne Market, city-bound trams on Clarendon and Moray streets and glorious Albert Park Lake. The CBD is also just minutes away for a hassle-free and super-quick workday commute. 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.