

**22 Bendigo Street, Prahran, Vic 3181**



**House For Sale**

Friday, 10 May 2024

22 Bendigo Street, Prahran, Vic 3181

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 181 m2**

**Type: House**



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### **Auction this Saturday 3.30pm open from 3pm**

A stunning showpiece of Edwardian elegance and contemporary flair, this gorgeous double storey residence reflects quality and style with its premium appointments, spectacular indoor-outdoor layout and irresistible location only a short stroll from trendy Chapel St. Once inside, the home's modern colour palette merges with soaring high ceilings and elegant period details to create a cohesive flow throughout, with a central hallway welcoming you inside and offering an excellent connection through to the various rooms, including a beautiful lounge with open fireplace and French doors opening out onto a delightful deck. A wonderful staircase provides definition to the dining room and family room, while the kitchen showcases sleek style with stone benches, 900mm Blanco appliances, Westinghouse dishwasher plus an island breakfast bench. Glass sliding doors are a terrific addition to the rear of the home, opening onto a private courtyard with paving, synthetic lawn and a built-in dog wash! One of the four bedrooms is placed on this level and boasts a beautiful Victorian-styled fireplace, while upstairs accommodation continues with the addition of three further bedrooms; two boasting built-in robes and master with walk-in-robe and ensuite. Supplemented by a powder room, spa bathroom with toilet and laundry. Further complemented by hydronic heating, split system air conditioning, Robinhood ironing station, under stair storage, large attic storage plus a workshop/shed with power. Wonderfully positioned for an unbeatable lifestyle, walking distance from celebrated Chapel St shopping, restaurants and nightlife, nearby trains, trams, Princes Gardens, Victoria Gardens, Prahran Aquatic Centre, Prahran Market and The Jam Factory.\* Two off-street parking permits come with this property. Photo ID may be required for entry of Open for Inspections.