

240 Montague Street, South Melbourne, Vic 3205



House For Sale

Saturday, 27 April 2024

240 Montague Street, South Melbourne, Vic 3205

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$1,350,000 - \$1,450,000

Intertwined in the robust working origins of South Melbourne, this c1920's building is steeped in history. Originally the local farrier serving the local workhorses, this notable corner has been lovingly held by one family for almost 70 years. Now tendering a unique opportunity for a reinvigoration drawing on the prominent position with off street parking, this is the ideal parcel for a convenient residence with an integrated home office. Met with a proud redbrick façade, the building retains soaring 3.7m strapped ceilings, a blue stone threshold and trimmings, original fireplace and joinery with the scope of potential adding a 2nd story STCA. Currently the residence is comprised of four principal rooms, a cheerful kitchen with gas cooking that catches the afternoon sun and opens onto a private yard, a tidy bathroom with separate toilet, separate laundry and garage via Dorcas Street. In a pocket close enough to walk but far enough to not be bothered by the stir of the local amenities. Stroll to South Melbourne Market, Clarendon Street and Albert Park villages collectively offering a wide range of eateries, groceries and retail. Also close to the lightrail & trams, Sol Green Reserve, St Vincent Gardens for bowls and tennis club, Lyell Iffla Community Garden or a little further on to Albert Park Lake and MSAC.