

# 3/3 Rae Court, Prahran, Vic 3181



## Sold Apartment

Friday, 3 November 2023

3/3 Rae Court, Prahran, Vic 3181

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lauchlan Waterfield  
0395090411



Alex Noutsos  
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**\$620,000**

This first-floor apartment provides a spacious and comfortable living environment in a quiet cul-de-sac setting in a boutique block of 12 units, 'Windsor Park'. A designated entry foyer with built-in cupboards leads to the substantial living and dining room, enjoying a sunlit ambience from its west-facing aspect as well as ample room to accommodate a good-size lounge setup and a 6-seater dining table. The kitchen comes equipped with an upright stove and features newly laid terrazzo-style flooring that contrasts nicely with the warm floorboards found in the remaining rooms. Each of the two bedrooms is fitted with built-in robes, sharing access to a tidy bathroom that includes a bath and a step-in shower. Two notable features add significant value for either a newcomer into the market or prudent investors. The first is the rarity of a separate laundry coupled with generous walk-in storage. The second is the bonus of a lock-up garage. The location is metres from Lumley Park, offering a breath of fresh air amidst urban living. The easy access to Dandenong Road trams, Windsor Station, Chapel and High Streets, and Prahran Market adds to its appeal, making commuting and leisure activities equally convenient.