

**3/45 Park Street, South Yarra, Vic 3141**



**Sold Apartment**

Sunday, 5 November 2023

3/45 Park Street, South Yarra, Vic 3141

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$1,230,000**

A wise friend once told me that when you buy an apartment, you have to focus on what you can't change. They went on to explain that there are only really three things you can't change when buying an apartment: the size, the position, and the orientation. Anyone can put in a new kitchen or update the bathroom. These days, most people don't want to do a full-scale renovation (but they do want scope to make something their own). You might be looking for that unicorn of a property: a first-floor Art Deco stunner with garage parking and great natural light (good luck). The only way you can make yourself a big target for luck is to be "in the market." Speak to agents, friends and family and actually go out and inspect as many properties as you can that match your broad criteria. I've got some good news for you, even if your search criteria are as narrow as it gets, this one will fit the bill. It's perfectly positioned on the first floor, set east/west with city views and a balcony on Park Street. Word on the street is the trams are never coming back, but we will have to wait and see. Either way, you get to enjoy light on three sides, a convenient floorplan for downsizers or those looking to spend some time in the country or down the coast. Most people we help prefer something close to the Botanic Gardens here in South Yarra, and this one is perfectly placed 350m from the Bot, and only 140m to Fawkner Park. You might also like something with design credentials, and if so, you might already know Arthur Plaisted's work. But are the balconies usable? Absolutely. Is the parking on title? Yes, and your garage spot is secure by the way. What about the building? It is one of the most well maintained we have seen. The last question on most buyers' mind is what are the neighbours like? While we haven't met them all, the owner absolutely loves being part of a community of just six, with all but one used by the owners themselves (buildings like this are like good wine, best enjoyed by yourself or in a very small group). I wonder whether they will start advertising apartments in New York as "Domain Precinct comes to New York? This opportunity truly is something special, and I think my wise friend would be excited for me if 3/45 Park Street was the property I managed to buy. It's funny, I looked up the building's name, "Ahlwyn," it even means "Wise Friend."