

**3 Palermo Street, South Yarra, Vic 3141**



**House For Sale**

Wednesday, 20 March 2024

3 Palermo Street, South Yarra, Vic 3141

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Gowling

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## **Auction Saturday 20th April, 1:30pm**

Enviably positioned on the edge of Chapel Street's vibrant array of restaurants, boutiques and transport, this single-level showpiece offers light-facing contemporary splendour with endless charisma courtesy of its Victorian roots. Its striking, repointed Hawthorn brick façade is only the beginning, with revitalised three-bedroom interiors, a coveted northern rear aspect and off-street parking for three, delivering the perfect inner-city base amongst South Yarra's finest. Preserving original elegance yet opening up to modern open-plan living and dining at the rear, the home's traditional arched hallway introduces sun-drenched spaces, starting with a formal living room that enjoys garden aspects, an open fireplace and high ornate ceilings. The three robed bedrooms and central bathroom offer comfort and modern ease for young families, and include a beautifully bright main suite with a private ensuite and twin Velux skylights. Substantial living and dining areas sit under high-raked ceilings, streamlining year-round entertaining with a well-appointed galley-style kitchen and French doors to a lush, leafy courtyard deck offering an idyllic spot to relax or dine alfresco amongst the walls of Boston Ivy. Additional highlights include ducted heating, an alarm, attic storage, ample storage, rear laneway access, parking for two at the rear and a secure off-street parking space to the front. Enjoying a sense of community with parks and gardens, acclaimed schools, and South Yarra Station a short stroll away, it's also steps from trams and minutes from CityLink, ensuring quick city access.