

313/31 Grattan Street, Prahran, Vic 3181



Apartment For Sale

Thursday, 16 November 2023

313/31 Grattan Street, Prahran, Vic 3181

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Michel Swainson
0395090411



Isabella Maxwell
0395090411

\$400,000 - \$430,000

Welcome to this snazzy lifestyle abode, designed with maximum efficiency, storage, and space in mind. This cleverly designed one bedroom apartment is located in the highly sought-after "L'Emporia" building, offering a prime location opposite Grattan Gardens on the fringe of Prahran Market, Chapel Street, Greville Street, and a plethora of eateries, bars, and amenities. As you step into this open and light-filled apartment, you'll immediately appreciate the thoughtful and streamlined storage solutions throughout the space. The interior feels generously sized, with floor-to-ceiling sliding doors in the open-plan living area that lead to a great size enclosed terrace, perfect for year-round entertaining. The kitchen is a well-planned and efficient workspace, featuring plenty of storage, stone benchtops, and high-quality Asko appliances, including a dishwasher. The bright double bedroom integrates built-in robes, providing ample storage space. Completing this sensational low-maintenance living environment is a fully tiled bathroom, European laundry and split system heating, and air conditioning for year-round comfort. The apartment also offers engineered timber flooring, security intercom, lift access, and a basement car space. In addition to these fantastic features, residents of this building enjoy access to communal entertaining areas and courtyards, perfect for relaxation and socialising. Step outside the building, and you'll be greeted by the fabulous amenity that Prahran has to offer, from Prahran Market to trendy shops, cafes, bars, variety of supermarkets, excellent public transport options and the lively atmosphere of Greville Street, Chapel Street and Commercial Road. Every care has been taken to represent the property accurately. Prospective purchasers are advised to inspect the property. These images are a representation only.