

**315 Esplanade East, Port Melbourne, Vic 3207**



**House For Sale**

Wednesday, 8 May 2024

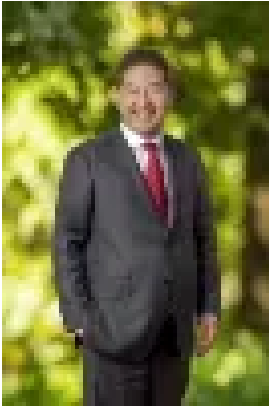
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**Bedrooms: 4**

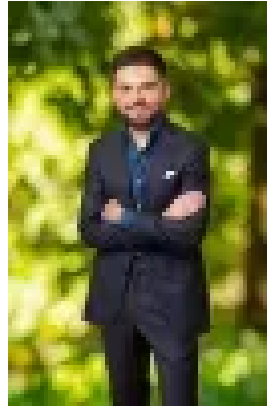
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



David Lack  
0386713777



Fraser Lack  
0386713777

**\$2,300,000 - \$2,500,000**

The picture perfect Victorian facade is immediately inviting, unveiling a beautifully re-mastered four-bedroom family home with dual frontages (via Esplanade Place) and lock up garage set on an impressive 206sqm allotment. Ideally located on one of Port Melbourne's most desirable treelined street, minutes to Bay Street's famously loved cafes, within catchment of the renowned Albert Park College, close walking distance of Gasworks Park and Edwards Park, serviced by excellent public transport links to the CBD with the 109 tram nearby, on offer is an exceptional and rare turn-key residence. A seamless connection to the north-west facing outdoors illuminates the interior, emphasised by tall ceilings within the living and dining domain. The beautiful kitchen features a full complement of high-end modern appliances, stone surfaces and clever storage that excel the culinary experience. A wall of glass draws you to the stunning private courtyard, complete with Merbau decking and discrete heating that is perfect for alfresco entertaining all year round. A well-designed floorplan places the main bedroom on ground level, with built in robes and a two-way ensuite bathroom, as well as an optional 4th bedroom/home office overlooking the luscious and green front courtyard. Retreat upstairs to two further spacious and meticulously appointed bedrooms, both with built-in robes and an exquisite central family bathroom with separate bath and shower, beautifully lit by the soaring skylight. Added comforts include ducted heating and cooling for climate control, blackbutt timber floors, substantial family laundry, and a studio/garage adorned with polished concrete floors, providing flexibility for use. This exceptional property offers a premium lifestyle in a spectacular city-fringe setting, within easy reach of great coffee and restaurants, public transport and library, excellent schools, South Melbourne Market, the CBD and the beach.