

# 317 Nott Street, Port Melbourne, Vic 3207



## House For Sale

Monday, 27 November 2023

317 Nott Street, Port Melbourne, Vic 3207

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Justin Holod  
0411669161



Georgia Whitford  
0398229999

**\$2,000,000 - \$2,200,000**

A masterclass in refined luxury, designer style and lifestyle affluence, this exceptional residence with inspired interiors and city views from a peerless rooftop terrace sets a new benchmark in thrilling urban living. Just metres from Bay Street's retail and dining mecca and paces from the light rail and parkland, this Palm Springs-esque three-bedroom, two-bathroom masterpiece merges laid-back indulgence with a spectacular city fringe setting that embodies the essence of style. A seamless connection to the north-facing outdoors illuminates the interior, emphasising 25ft ceilings within the living and dining domain, where custom leather banquette seating contrasts with the warmth of a gas fireplace and bespoke marble-bench kitchen. Here, sumptuous curves and a full complement of high-end European appliances, including two ovens, integrated dishwasher and fridge drawers and a wealth of soft-close storage, excel the culinary experience. Perfectly zoned, two dedicated wings host the three bedrooms, including the sublime main suite featuring a deluxe twin vanity ensuite and built-in robes. Two additional bedrooms are situated downstairs, both with robes, whilst a bold and beautiful bathroom caters to family life with ease. A retreat/second lounge is ideal for self-contained living on the ground floor, complete with a kitchenette and lush courtyard garden, whilst an unmatched rooftop entertainer's domain invites you to elevate your hosting game backdropped by front-row city views and a comprehensive bar/kitchenette with an island bench and choice of wine/drinks fridges. With the comfort of underfloor bathroom heating, a dishwasher on every level, a vogue powder room, split system heating/cooling, zoned sound system, ZipTap, double glazing and curation of high-end designer finishes, including feature tiling and fluted glass detailing, there is truly nothing like it.