

**4/1 Domain Street, South Yarra, Vic 3141**

ABERCROMBYS

**Apartment For Sale**

Wednesday, 15 May 2024

4/1 Domain Street, South Yarra, Vic 3141

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sam Goddard  
0398645300



Edward Royle  
0398645300

## Private Auction Wednesday 12 June

At a glance - Botanic Gardens precinct - First "Fawkner" sale in 10 years - Large, renovated apartment - 2 large courtyards  
Abode Superbly located in the prestigious Domain precinct between Fawkner Park and the Botanic Gardens, this large, ground level residence in a tightly held c1980 complex constructed by Hudson Conway offers a refined inner urban lifestyle walking distance to every South Yarra amenity. Expansive front and rear courtyards provide over 70 square metres of versatile, exclusively accessible outdoor living perfectly extending the beautifully renovated space within. The lounge and dining or third bedroom are complemented by a gourmet kitchen/meals area appointed with stone benches and 90cm Smeg oven. The ensuite and bathrooms evidence a refined elegance and split systems deliver constant comfort throughout. Secure car space and visitor parking further enhance the appeal. Area Immediate proximity to The Tan and Royal Botanic Gardens, Fawkner Park, Arts & Sporting Precincts, St Kilda Road, CBD and South Yarra. Melbourne Grammar, South Yarra Primary and Christchurch Grammar all within a short stroll.