

# 413 Dorcas Street, South Melbourne, Vic 3205

S SIMON GRAF

## House For Sale

Tuesday, 23 January 2024

413 Dorcas Street, South Melbourne, Vic 3205

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Simon Graf



Georgie Sinclair  
0404044476

**\$1,750,000 to \$1,850,000**

This lovely three-bedroom Victorian home is positioned in a wonderfully central location on the edge of the Albert Park Village, and affords a wonderful opportunity to live the perfect Bayside lifestyle. With gorgeous Victorian charm, and a free-flowing layout which allows an abundance of beautiful natural sunlight to flow through to the spacious living and dining areas. A gourmet galley-style kitchen with modern appliances, central bathroom, separate laundry room and two spacious bedrooms complete the downstairs accommodation. An architecturally striking floating staircase leads to a gorgeous master bedroom with a sparkling ensuite bathroom, walk through robe and its very own private terrace. Further features include high ceilings throughout, outdoor wind down blinds, floor to ceiling glass windows with impressive sliding doors, heating/cooling and a sunny and private rear courtyard garden with direct car access from Smith Street for the added benefit of off-street parking. Exclusively situated, and just moments to St Vincent Gardens, South Melbourne market, local cafe's and restaurants, Albert Park Primary School and a short tram ride to the city, this well-maintained home represents a wonderful lifestyle opportunity.