

**414/31 Grattan Street, Prahran, Vic 3181**

**Dingle Partners**

**Apartment For Sale**

Tuesday, 21 November 2023

414/31 Grattan Street, Prahran, Vic 3181

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Robert Eggers

0412329340

**\$590,000 - \$630,000**

Featuring an easterly aspect and positioned on level four of the sought after 'Emporia' complex, this two bedroom, two bathroom apartment also includes a basement car parking space, that in itself is a highly sought after feature in this vibrant position. Just a short stroll to the Prahran Market, trams, station, Commercial Road, Greville Street, Chapel Street, Grattan Gardens and a plethora of cafes, restaurants, great shopping and so much more to totally enjoy. With security intercom entry, an impressive building foyer and lift access, the apartment features polished timber floors, open plan living - dining with sliding doors to a good size balcony, split system heating & cooling, a sleek galley style kitchen including gas cooking, dishwasher, integrated refrigerator, excellent cupboard space. Both bedrooms are carpeted, have built in robes and the main with an ensuite bathroom. The central tiled bathroom includes the laundry facilities. Added features include a secure basement car parking space, bicycle racks, communal spaces, level one meeting room and a barbeque area.