

**46 Albion Street, South Yarra, Vic 3141**



**Apartment For Sale**

Thursday, 4 April 2024

46 Albion Street, South Yarra, Vic 3141

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Edward Carlile  
0438800606



Philippe Batters  
0418992103

**\$2,500,000 - \$2,700,000**

Nestled in serene privacy, this stunning three-bedroom Federation-style family home offers easy access to public transport and renowned schools, all just moments away. Boasting a heritage dating back to 1938, this brick residence is hitting the market for the first time in over twenty years. Modern comforts abound, from central heating and air conditioning to 16 solar panels complemented by a Tesla 11 battery system. The interior layout is both inviting and practical, featuring an entry hall that leads to a cozy sitting room, formal dining area, convenient powder room, and laundry facilities. The spacious, high-quality kitchen seamlessly flows into a family room that opens onto a beautifully secluded, low-maintenance courtyard garden. Upstairs, the master bedroom enjoys the luxury of an ensuite bathroom, while two additional double bedrooms share a family bathroom. Notable features include covered off-street parking, close proximity to prestigious schools such as Christ Church Grammar and South Yarra Primary, and convenient access to Prahran Market, Fawkner Park, and Argo Children's Playground. With easy walking distance to the city, nearby train stations, and tram routes, this home offers a perfect blend of style, space, security, and privacy-an ideal retreat for discerning families.