

**7/12 Marne Street, South Yarra, Vic 3141**



**Sold Apartment**

Tuesday, 16 January 2024

7/12 Marne Street, South Yarra, Vic 3141

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$1,380,000**

One could be excused for thinking that you stumbled across another entrance into the Botanic Gardens with two big conifer trees standing guard at the front of this illustrious art deco castle. Filled with blossoming Jacaranda trees and other varieties of flora this complex is teeming with greenery. Enjoying the best position in the building being on the top floor with a northern aspect you can enjoy bountiful sunshine across the treetops and the privacy it provides from your neighbors. Feeling more like a small home rather than an apartment the generous floorplan is perfect for those needing that little bit of extra space while craving the lock up and leave lifestyle. Period features are evident in every room whether it's something subtle like the picture rails or flashy and obvious like the ceiling rose in the living room. Having a coffee in the morning or a drink at night can be elevated by the undercover curved balcony off the living room which looks down into the magnificent internal courtyard. The kitchen and bathroom have been updated over the years to make it easy to move in and boasting the conveniences of a dishwasher, washing machine and gas cooktop with plenty of storage. Other benefits include, ducted reverse cycle A/C, Security intercom and a private secure lock up garage. This enviable location puts you between Fawkner Park and the Botanic Gardens which is home to the famed Tan track and a host of restaurants and café's alive with people at all meal times. If you don't feel like walking into the city or Chapel Street you can always catch the 58 tram on Toorak Road or hop on the train at South Yarra Station.