

# 702/31 Grattan Street, Prahran, Vic 3181

## Sold Apartment

Friday, 1 September 2023

702/31 Grattan Street, Prahran, Vic 3181

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ryan Schifferle  
0398292900

**\$635,000**

Exceeding all expectations in style and quality and boasting sublime views of Melbourne's CBD, this spectacular apartment is an excellent lifestyle option nestled in the highly sought-after Emporia building. Light-filled living and dining proportions of a contemporary design incorporate an impressively appointed kitchen boasting European appliances, complemented by a north-facing balcony with breathtaking views. A main bedroom featuring a luxurious ensuite, is enhanced by an additional robed bedroom, sleek bathroom, split system heating/AC, study nook, basement car space and access to Emporia's Japanese styled garden and entertaining areas. Attractive from both owner-occupier and investor perspectives, located opposite the Prahran Market and within moments of trams, Prahran Station, Grattan Gardens, trendy bars, nightlife, cafes and shops.\*\*\* VIRTUAL INSPECTION AVAILABLE \*\*\* - A pre-recorded video of this property is available for viewing – please submit an enquiry below to view.To arrange a time to inspect this property, click Book an Inspection Time or Email Agent to access our online booking system. By registering, you will be INSTANTLY informed of any updates, changes, or cancellations for your appointment.Whilst we endeavour to represent this property information to the best of our knowledge and have no reason to doubt any inaccuracy, this information has been provided to us by the property owner and we therefore accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in any information. We encourage buyers to make their own enquiries and refer you to the due diligence checklist provided by Consumer Affairs for further information:  
<http://www.consumer.vic.gov.au/duediligencechecklist>