

**9 Larnook Street, Prahran, Vic 3181**



**House For Sale**

Wednesday, 3 April 2024

9 Larnook Street, Prahran, Vic 3181

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 201 m2**

**Type: House**



David Sciola  
0408598242



Nathan Waterson  
0439905188

**\$1,600,000 - \$1,700,000**

Nestled among a prestige street adored for its heritage homes and converging trees, steps from High Street Armadale, this renovated brick Edwardian offers bright and refined easy living with proportions perfect for family life. Its appeal heightened by ample on-street parking, a free flowing interior enjoys smart separation between living and bedroom domains, with an inviting entrance hall reaching a remarkable main section at the rear. With a gas fire enlivening winter evenings, extensive glass brings brilliant passive light to a considerable living/dining area opening onto a private, north facing entertaining deck. Sleek stone benches adorn a first class kitchen, joined by upscale European appliances and a wide island with seating for several. Outstanding robe storage enhances three generous bedrooms, joined by a stylish central bathroom and ensuite to master. Further highlights include hardwood floors, heating/cooling, a quiet side yard, European laundry, attic storage, and rear pedestrian access via a private laneway onto Airlie Avenue. In a highly sought after "Pahran East" position on the border of Armadale, it's moments from High Street shopping, pristine parks, leading colleges, Hawksburn Village, and Chapel Street nightlife, while a quick tram ride to Albert Park Lake, the Botanic Gardens, and city centre.