

**11/1A Irving Ave, Prahran, VIC, 3181**



**Sold Apartment**

Thursday, 19 September 2024

11/1A Irving Ave, Prahran, VIC, 3181

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Gaby Carr

0398645000

## **Secure, elevated living with a north-facing aspect**

### Expressions of Interest

Offering unmatched convenience with city-bound trams, High Street cafes and dining, and Chapel Street's lively nightlife just a short walk away, this second-floor standout presents an affordable entry to an exclusive city-fringe position. Set within a secure, boutique block with a desirable northern aspect, its original interiors are cleverly configured with two bedrooms, the main with robes, and a tidy bathroom with a combined bath/shower. A broad living/dining area flows to a private, north-facing balcony and an independent kitchen with a freestanding stove and room to dine. Although move-in ready, it also promises scope for a contemporary renovation, with additional highlights including floating floors, NBN availability. With the area's thriving rental demand bolstering the home's investment credentials, it's within a short walk to Dandenong Road trams, King David School, Orrong Road shops, Windsor and Armadale Stations, with Chapel Street and Malvern Central shopping centre nearby.