

**12 Stables Lane, South Yarra, Vic 3141**



**Apartment For Sale**

Wednesday, 19 June 2024

**12 Stables Lane, South Yarra, Vic 3141**

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Cate Vesely  
0401018807



Edward Carlile  
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**\$400,000**

Good things come in small packages, and this one-bedroom South Yarra gem truly delivers. Originally part of a historically significant 19th-century stable, this secluded retreat offers rare and contemporary architecture with heritage features to create a charming and cosy residence for owner occupiers, city bolt-hole seekers, investors, or Airbnb hosts! Walk down the inconspicuous Stables Lane and enter a home where historical importance is not the only impressive characteristic on offer. To say that you will be amazed with the well-thought-out architectural configuration of a seemingly modest property is an understatement. Initially, you are met with the wrap-around courtyard, turfed with artificial grass, and adorned with a leafy backdrop; an asset that presents the opportunity for sunbaking in the afternoon or space for a furry friend. Step through the glass double-doors and prepare to be greeted by spectacular high ceilings that fill the bedroom and open kitchen/living area, exuding an airy and calm atmosphere. But the showstopper isn't found in any one, single feature of this property. It's found in the functionality and convenience that continually exceeds expectations. For instance; the European laundry cupboard, the North-facing bedroom window, the built-in-robe, the ducted heating and cooling and the sleek, modern bathroom, and the kitchen equipped with Miele appliances and stone countertops. Could you ask for much more? Located just steps from Chapel Street, you can enjoy iconic cafes, bars, clubs, and shopping. Trams and trains to the CBD are only minutes away, and nearby Surrey Park is a pleasant surprise. Look no further for your secret inner-city oasis, a perfect paradox where you can escape from Melbourne's vibrant hustle and bustle while keeping it temptingly within reach.