

**3/603 High Street, Prahran, Vic 3181**



**Apartment For Sale**

Wednesday, 19 June 2024

3/603 High Street, Prahran, Vic 3181

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



No Agent Property VIC  
1300850855

**\$415,000 - \$435,000**

Phone enquiries - please quote property ID 34088. Charming Ground floor unit in a secure quiet block of apartments. The complex is built across two storeys and features secure car parking within the grounds - no lifts and no car stackers. Great Location on Prahran's High Street with cafes within easy walk, Chapel Street a short distance away and High Street trams stopping in front of the property. This is city living at its best. The unit is occupied by a lovely tenant with the current lease expiring. The tenant is happy to continue leasing to an Investor buyer or will relocate for an owner occupier. The property is being sold by the owner - No agents. This ground-floor unit is situated a short walk inside the High Street pedestrian entrance. A security fob provides entry to the complex or an intercom for visitors to be buzzed in. Vehicle entry is through a secure gate accessed off the laneway at the rear of the property. The owner of unit 3 is lucky with your on-title designated car park right outside the unit's front door. Great for carrying the shopping in, dashing in the rain or arriving home from a night on the town. Travelled by tram.... Exit at the stop outside the 603 High Street complex and it's a short walk through the pedestrian gate to your front door. Enter your home through the front door with an additional security door into your entry hallway. To the right is a short hallway leading to the bathroom with the laundry and bedroom to either side. The unit is serviced by a modern bathroom with a shower and toilet and a separate laundry/washing machine area. The kitchen, bathroom and laundry are serviced by a newly installed instant gas hot water system. The master bedroom is generously sized with a private light-filled window, good-sized wardrobe storage, polished floorboards and a wall-mounted electric space heater. Back through the entry leads to the open plan kitchen and living area. The kitchen is neatly tucked into the front of the room with a partial dividing wall and a window looking out over your front door area and car park. The kitchen is all electric and has good cupboard space. As you enter the living area, adjacent to the kitchen, is a large double cupboard providing much-needed additional storage space. The family room is generously sized, and light-filled, with double-aspect windows. A split system reverse cycle air conditioner provides winter heating and summer cooling to this open-plan living space. A garden door, with a security door, opens out to a small balcony with steps down to the garden below. Although not titled to the unit, the large secluded garden area is not directly accessed or overlooked by other flats and provides a lovely outdoor space to relax in all kinds of weather. Enclosed by high fences the yard area is not visible to the high street. The beauty of these lovely older-style apartment units is the larger room proportions and lower cost upkeep. No high rise. No lifts or stacker car parks. No expensive owner-funded building and repair funds. This is a lovely and friendly unit block made up predominantly of owner-occupiers. The Other owners and the owner's corp committee are lovely friendly people. The units are pet-friendly. A lovely friendly community. This is a lovely, safe & secure, well-positioned home from which to enjoy the work-life balance of your career and all that Prahran, and tram destinations from your front door, have to offer. The apartment is offered as vacant possession. There is a lovely tenant currently in occupation, on an extended month-to-month lease, who would be very happy to execute a new lease should an investor purchase the property. Limited open-for-inspection times will be arranged. Inspections will be available at any time by appointment. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.