

**313 Princes Street, Port Melbourne, VIC, 3207**



**House For Sale**

Friday, 16 August 2024

313 Princes Street, Port Melbourne, VIC, 3207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **"Station Hotel" c1866**

With an illustrious history dating back to c1866 and a landmark address metres from Bay Street and the verdant parkland surrounding the light rail, this three-bedroom Victorian residence, with secure parking for one, expresses the grandeur of the era and luxury refinement of modern-day living over two beautifully conceived levels.

Superbly private and welcoming a sun-filled aspect through open-plan living and dining rooms, the magnificent interiors interconnect seamlessly with the outdoors, inviting indoor-outdoor entertaining and enjoyment beside a well-appointed and refurbished gourmet kitchen. A renovated bathroom with stylish fluted glass, marble finishes and underfloor heating houses the European laundry, whilst upstairs, three spacious bedrooms with robes include the stunning main with a city-view balcony, walk-in robe and stylish ensuite.

Nestled in the heart of Port Melbourne, this home offers easy access to the light rail, Walter Reserve, and the off-leash dog park, with Bay Street's cafes, dining, and retail options, along with the beach, South Melbourne Market, and Albert Park Village, all within walkable proximity. Highlights include 6.6kW solar power, a Tesla battery and charging dock, zoned ducted heating/cooling, and a secure carport for one, discreetly positioned behind automated gates.