

**409 Graham Street, Port Melbourne, Vic 3207**

**House For Sale**

Wednesday, 19 June 2024



409 Graham Street, Port Melbourne, Vic 3207

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 281 m2**

**Type: House**



John Pasceri  
0405134726



Matthew Gilbee  
0402928466

**\$1,540,000 - \$1,690,000**

**\*\*FIRST OPEN SATURDAY 22ND JUNE AT 10:00AM - 10:30AM\*\*\*\*AS A CONDITION OF ENTRY, ALL PERSONS WANTING TO INSPECT MUST PROVIDE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS\*\***The timeless beauty of its ornate c1890's Hawthorn brick façade and the elegance of its landscaped, low-maintenance backdrop surround the inviting spaces of this highly desirable double fronted Victorian on approximately 284m<sup>2</sup> of land. A paved forecourt provides the perfect introduction to interior proportions where high period ceilings above polished Baltic pine floorboards reflect classic traditions while modern elements make today's life easy. Three double bedrooms line a welcoming arched entrance hall that leads to a living area where reverse cycle heating/cooling ensures constant comfort. A modern kitchen/dining space and a bathroom featuring a separate bath and shower complete the inside story of a home that concludes with instantly appealing outdoor dimensions, a heated spa and garden storage shed. Bay Street's shops and cafes, the bay itself and and light rail routes to the city lead the location's long list of advantages, adding to the attraction of this outstanding Port Melbourne opportunity. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only.

Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.