

**98 Chomley Street, Prahran, VIC, 3181**

**KAY & BURTON**

**House For Sale**

Wednesday, 14 August 2024

98 Chomley Street, Prahran, VIC, 3181

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Matt Davis

0412466858

## Refined extravagance with designer appeal

Perfectly positioned for indulging in a wealth of attractions and amenities, this lavishly reimagined lifestyle abode delivers bespoke, turn-key luxury in the most prestigious of Prahran streetscapes.

Its comprehensive renovation enlivening both indoor and outdoor domains, Manchurian pear trees and a sleek, Venetian-plaster prelude a sublime interior, with an ambiance of airy distinction achieved through in-vogue tones and textures, high ceilings, designer appointments, and all-day passive light. Accommodation enjoys separation from entertaining, with a skylit hallway connecting an impressive entrance and stunning rear section. Cleverly converted into a broad dining space, banquette seating gifts utility to brilliant bow windows, while an open wood fire to family area makes for memorable winter nights in the company of friends.

With Pyrenean Vert D'estours enriching a fitted bar and centrepiece island, a first-class kitchen comfortably caters for the home chef, with a profusion of soft-close cabinetry joined by a Fisher & Paykel oven, induction top, and double DishDrawer. Awash with sun, a low-maintenance backyard benefits from rear lane frontage, providing an abundance of space for energetic kids, car parking, and warm-weather hospitality.

With glazed ceramic tiles, large-format porcelain floors, and Carrara marble adorning a chic central bathroom and main ensuite, extensive robe storage lines three considerable bedrooms, while a generous fourth doubles as an ideal base for today's home professional. With an array of luxuries spread across a single, exceptional level, further highlights include ducted heating, refrigerated cooling, premium French oak floors, Ivory crushed linen curtains, Brodware and Rogerseller tapware, an Italian Murano pendant light to dining, Charlotte Perriand wall light to main bathroom, custom-created wall sconce to kitchen, large laundry, mud room, and three secure driveway spaces.

Unrivalled in its convenience with revered public and private schools, pristine parks and gardens, and lively Chapel Street just moments away, it's a short stroll to Morning Market's fresh produce and first-rate coffee, thriving Orrong and Mt Erica Hotels, and High Street's vibrant fashion scene, while trains and trams promise rapid access to the Arts Centre and CBD beyond.