

**9/15 Irving Avenue, Prahran, Vic 3181**



**Townhouse For Sale**

Wednesday, 10 July 2024

9/15 Irving Avenue, Prahran, Vic 3181

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



James Annett

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## EOI - 31/7 5PM - \$1,050,000 - \$1,150,000

Nestled within a stunning contemporary complex of just 12 homes, this tri-level two bedroom, two bathroom residence shines with luxurious interiors and a private garage. The crowning jewel is the magnificent rooftop terrace offering sweeping views of the city skyline, setting this home apart with unparalleled appeal. A lovely walkway set beneath a leafy canopy of green in warmer months leads to the home that is peaceful, private, filled with light and beautifully proportioned. Two generous double bedrooms are separated across the ground floor. The sumptuous main bedroom features a superb marble finished ensuite and access to a private courtyard with a deck perfect for a quiet morning coffee. A second double bedroom with built-in robes and floor to ceiling north facing windows is complemented by its own adjacent stylishly finished bathroom with a marble vanity and medicine cabinet alongside a convenient European laundry. The first floor is designed for indoor-outdoor enjoyment with a spectacular space that integrates a stunning marble kitchen with Smeg appliances, integrated refrigerator and Dish drawer dishwasher, large skylit dining area, study nook, and north facing living room with an Eco Smart fireplace on a marble hearth, clever storage and floor-to-ceiling sliding doors opening to a north-facing terrace with retractable awning. From here rise to the spectacular rooftop entertaining terrace with epic views to the city and a built-in BBQ kitchen with sink and fridge. Entertaining here will always be a pleasure. Comprehensively appointed, this impressive abode also features hardwood flooring, heating and cooling throughout, double glazed windows, external lockable storeroom/cellar and private access to your own single garage. The ideal finishing touch is the sought-after location in one of Prahran's widest streets favoured for its unrestricted parking, proximity to shops and cafes and convenient access to Dandenong Road trams, Lumley Gardens and Chapel Street.