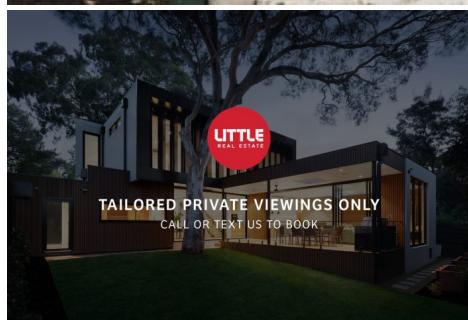


**\$1,000,000 - \$1,100,000**

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34 Pridham Street PRAHRAN VIC



**\$1,000,000 - \$1,100,000**

2 1



34 Pridham Street PRAHRAN VIC

## Family starter home

Free-standing and free-flowing in a period-perfect pocket, this elegant 2 bedroom Victorian home offers widespread appeal for growing families, downsizers and investors.

Beyond a white picket fence and block-fronted facade, spacious open-plan living and dining pivots a timber-finished kitchen boasting a breakfast bar, twin sinks and a stainless-steel dishwasher. Step outside to a paved and sunny courtyard, ideal for entertaining in total privacy.

Turn-of-the-century period features include a bullnose verandah, ceiling roses and decorative cornices. This showcase of space also invites fresh ideas with rewarding scope to add value through renovating, elevating and extending (STCA).

- 2 large and light-filled bedrooms with extensive floor-to-ceiling robes
- Sparkling bathroom with a shower over a bath
- Laundry with a trough
- Skylit hallway
- Split-system heating and cooling
- Polished timber floorboards
- Roller blinds
- Recessed down-lighting

Zoned to Toorak Primary School, Prahran High School and the highly prized Melbourne Girls' College, the convenient address speaks for itself. Simply stroll to Victoria Gardens greenery, Hawksburn Village, a choice of popular cafes and restaurants, the Mount Erica Hotel and city-bound trams.

For more information, please contact Andrew McCalman today.

### Disclaimer:

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34 Pridham Street PRAHRAN VIC



**Andrew McCalman**

*Senior Sales Consultant - Licensed Estate Agent, VIC*

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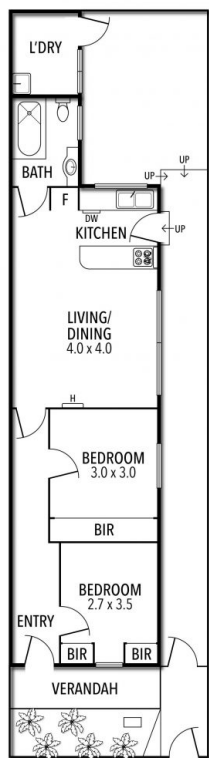
**\$1,000,000 - \$1,100,000**

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34 Pridham Street PRAHRAN VIC

34 PRIDHAM STREET, PRAHRAN



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