

\$2,000,000 to \$2,200,000

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1-2/3 Trinian Street PRAHRAN VIC



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## Rare Opportunity. Charming Period Property with Exceptional Potential in Premier Location.

This beautifully preserved freestanding period residence offers a rare and versatile opportunity in a highly sought-after setting. Currently configured as two spacious two-bedroom apartments, each residence showcases generous proportions and an abundance of classic period features.

Set on two separate titles and offered as one package, the property provides outstanding flexibility for investors, homeowners, or those seeking dual living options. Retain the existing layout for strong rental appeal, or reimagine the home into a stunning four-bedroom family residence.

Positioned in a sensational, quiet, tree-lined street, the location is second to none. Enjoy the convenience of being within walking distance to boutique shopping and vibrant cafés, while the rear of the property opens directly onto the serene beauty of Victoria Gardens—a rare and enviable lifestyle feature.

### Key Features:

- Freestanding period home rich in character
- Two large 2-bedroom apartments
- Two separate titles, sold as one
- Scope to convert into a luxurious 4-bedroom home
- Ideal for investors, owner-occupiers, or dual living
- Rear access to picturesque Victoria Gardens
- Quiet, leafy street in a premier location
- Off street parking, plus parking permits available

A fantastic opportunity to secure a unique and flexible property in one of the area's most desirable pockets.

4 bed/ two bath/1 carpark

Price \$2,300,000, to \$2,500,000.

Call or email today for a private appointment.

### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advice or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

### Inspection times

Saturday 6 June, 10:00AM - 10:30AM

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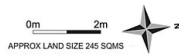
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APPROX. LAND SIZE 245 SQMS

This floor plan is intended as a guide only. Layout dimension are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.