



# For Sale

209/22 Chatham Street, Prahran VIC 3181

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## The ultimate retreat for market entrants & savvy investors

Nestled within the boutique Luxton development, this stylish 1 bedroom, 1 bathroom apartment is the perfect blend of relaxation and convenience presenting an exciting opportunity for first home buyers and savvy investors.

Arrive home to the allure of vibrant, modern interiors, with the sleek contemporary kitchen making a bold statement, complete with Smeg appliances, mirrored splashbacks and under cabinet lighting adding to the appeal.

The open-plan living/dining zone features split system heating/AC for optimum comfort, and is enhanced by full-height wall-to-wall windows to maximise natural light – also providing a seamless connection to a private north-facing balcony.

Positioned just off Chapel Street, emerge from the building and choose your adventure – whether dining along Greville Street, indulging in fashion on Chapel Street, savouring fresh delights at Prahran Market, catching a movie at the Jam Factory, relaxing at Prahran Square, or hopping on a train at Prahran Station fo...

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#### MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

#### SOUTH MORANG

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