

# A/REAL

The ultimate retreat for market entrants & savvy investors



## For Sale

209/22 Chatham Street, Prahran VIC 3181

 1  1

\$305,000

## For Sale

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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...



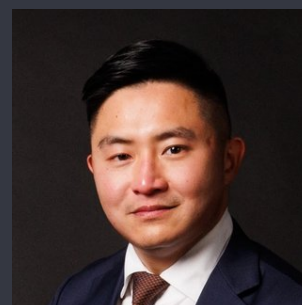
**Kay Lim**

Sales Executive, Licensed Estate Agent

0416 260 421

03 8686 8388

kay.lim@areal.com.au



**Keith Chan**

Sales Executive, Auctioneer

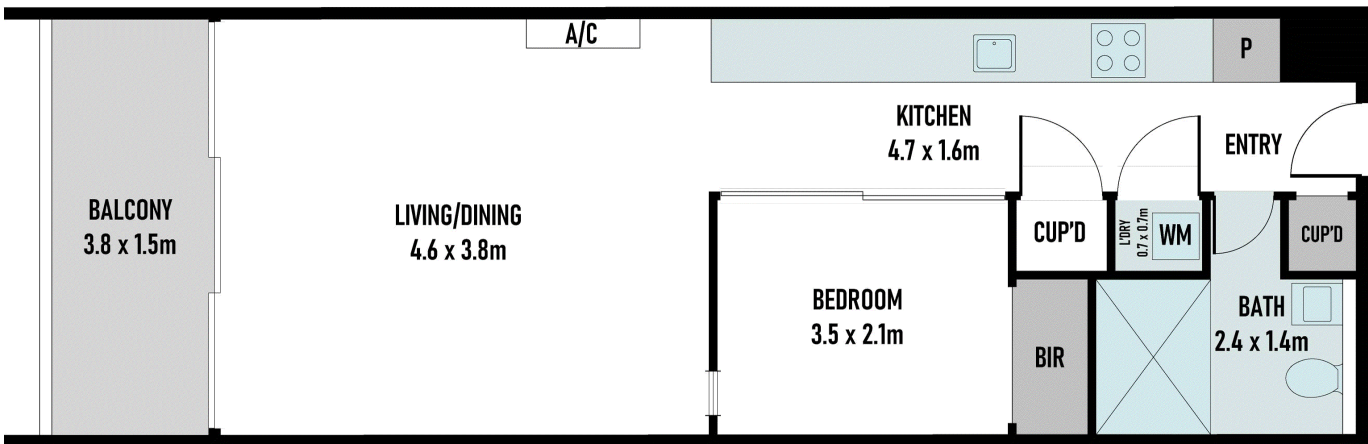
0410 234 188

03 9818 8991

keith.chan@areal.com.au







## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

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

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

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

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

[info@areal.com.au](mailto:info@areal.com.au)