

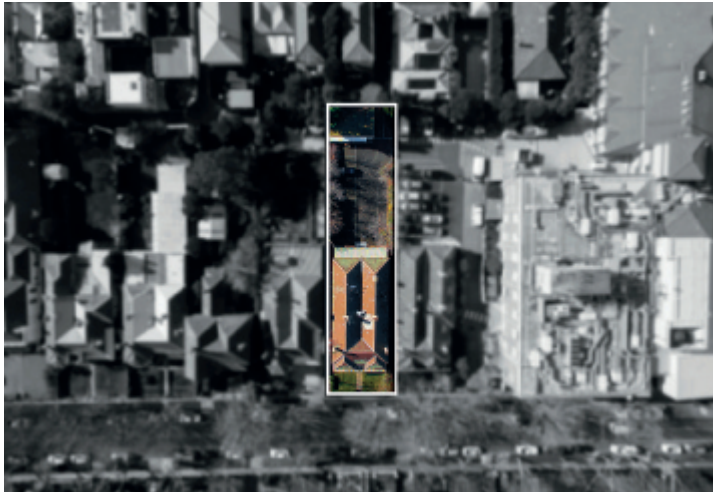


44
THE AVENUE


MARSHALLWHITE

44 The Avenue
Prahran





Landmark Victorian with Significant Potential

Combining heritage charm this double fronted Victorian on an irresistible 1034sqm approx. allotment is a rare and desirable opportunity for a business owner or grand family home designer STCA. Amidst a low maintenance garden setting, an original Hawthorn brick façade invites you to unveil the grandeur defined by classic details including, entrance hall, soaring ceilings, pendant lighting, magnificent ornate cornices and ead light windows. Zoned for both residential & commercial use, the home is currently presented as a medical premises which complements the surrounding healthcare precinct, showcasing an existing internal layout that comprises of 2 reception rooms featuring original marble fireplaces, 6 consulting suites, theatre space, marble tiled bathroom, separate laundry and powder room. Additional features include reverse cycle heating and cooling, ducted heating, intercom system, alarm, ample storage and the unprecedented accessibility of 13 off-street car spaces at the rear of the property. A privileged prospect, this significant landholding is perfectly positioned moments from Chapel & High Street's vibrant cafes, retail & dining precincts, trams, trains & coveted schools confirming its impeccable lifestyle credentials and conveniences.

44theavenue-prahran.com

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Expressions of Interest Close Monday 4th September at 5pm

James McCormack 0410 503 389

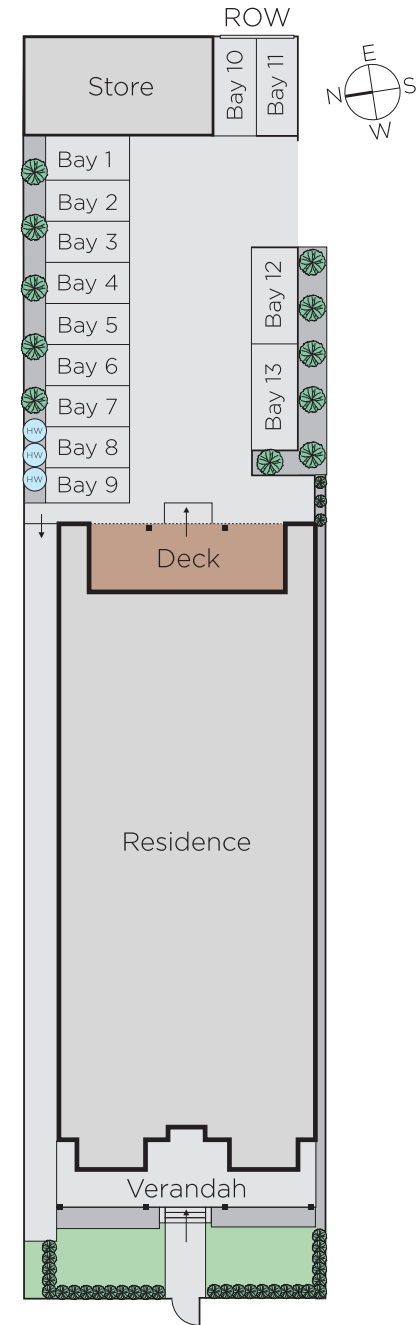
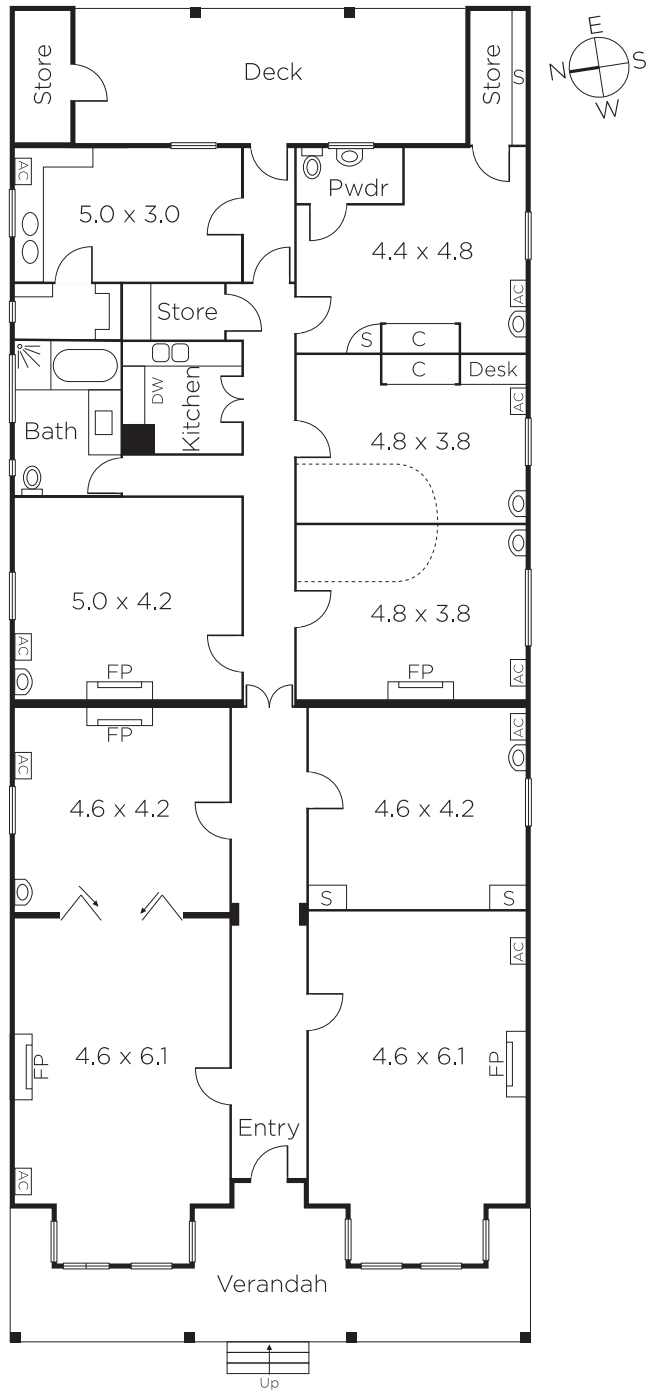
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