

**11 Derby Street, Kensington, Vic 3031**

**Nelson Alexander**

**House For Rent**

Tuesday, 7 January 2025

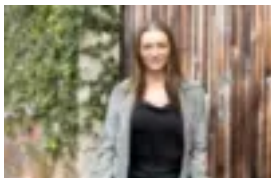
11 Derby Street, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mia Palamara

0393762211

**\$780 pw / \$3389 pcm**

Freestanding and fabulous, this gorgeous Victorian home delivers an impressive city-fringe lifestyle with its expanded floorplan, long list of inclusions and abundance of natural light throughout - all in a prime location offering immediate access to the best of Kensington. Absolutely immaculate from beginning to end, the refined interior showcases three sizeable bedrooms (two with built-in robes) all serviced by a contemporary-style central bathroom and separate powder room. Spacious and versatile, the open-plan living/dining area is further enhanced by a granite-bench kitchen complete with timber-top island bench and premium appliances (dishwasher, gas cooktop and pyrolytic oven). Other stand-out features of this period prize include split-system heating/cooling (x4), new carpets, plantation shutters, high ceilings and solid timber floors, as well as a European laundry with trough and large attic storage space via retractable ladder. Bi-folds from the living area reveal a sunny backyard with extensive paving and high fences for privacy, plus secure off-street parking option with remote-control rollerdoor to Hampden Road. A short stroll to village shops, cafes, bars and restaurants, along with both Kensington and South Kensington stations (two stops to the CBD), it's also close to local schools, riverside trails, JJ Holland Park and the new aquatic centre.