

# 43 Highbury Grove, Prahran, Vic 3181

## House For Rent

Thursday, 9 January 2025

43 Highbury Grove, Prahran, Vic 3181

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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**\$1,400.00 per week**

Nestled in a quiet, tree-lined cul-de-sac that belies its fantastic location close to Hawksburn Village and High Street's shops, cafes and trams, this captivating Edwardian home combines refined period elegance with contemporary comfort, space and style to deliver incomparable lifestyle appeal. With prized off-street parking for two cars, the irresistible single-fronted brick home has been expertly renovated to make the most of its broad northern aspect resulting in a serene residence that is bathed in natural light. Beyond the charming exterior profile, a wide entrance hall with soaring ceilings, limed floorboards, beautiful leadlight windows and a gracious decorative arch introduce the generously proportioned spaces that are the hallmark of this captivating home. A flowing floorplan places the newly renovated kitchen at the heart of the home and pairs Calacatta marble benchtops with premium appliances including a Smeg oven and five burner gas hob and extensive cabinetry. An adjacent dining area and laundry facilities increase the practical amenity of this sunny space. The expansive dual aspect living area at the rear boasts gorgeous herringbone flooring and French doors that open to a low-maintenance wraparound courtyard garden and decked area for alfresco dining and entertaining. A self-contained studio/retreat will satisfy anyone who works from home as well as offering flexible space for a family to spread out. Three spacious bedrooms, two with extensive built-in robes, all feature gorgeous original fireplaces and ceiling roses and are serviced by two elegant marble bathrooms, including one with a freestanding bath. Finished to exacting standards, this impressive residence also features plantation shutters, reverse cycle heating and cooling, in-floor heating in both bathrooms, a garden shed, boarded-out loft space, oversized vegetable planters, electric gates and a boarded-out loft space which has been converted into a reading room through the ladder. Enviably positioned in a prestigious Prahran streetscape, this alluring home will captivate families, couples and downsizers alike. With its prime location close to the Hawksburn and Toorak Villages, vibrant Chapel Street, schools, Lumley Park and trams and trains, convenience is at your doorstep.