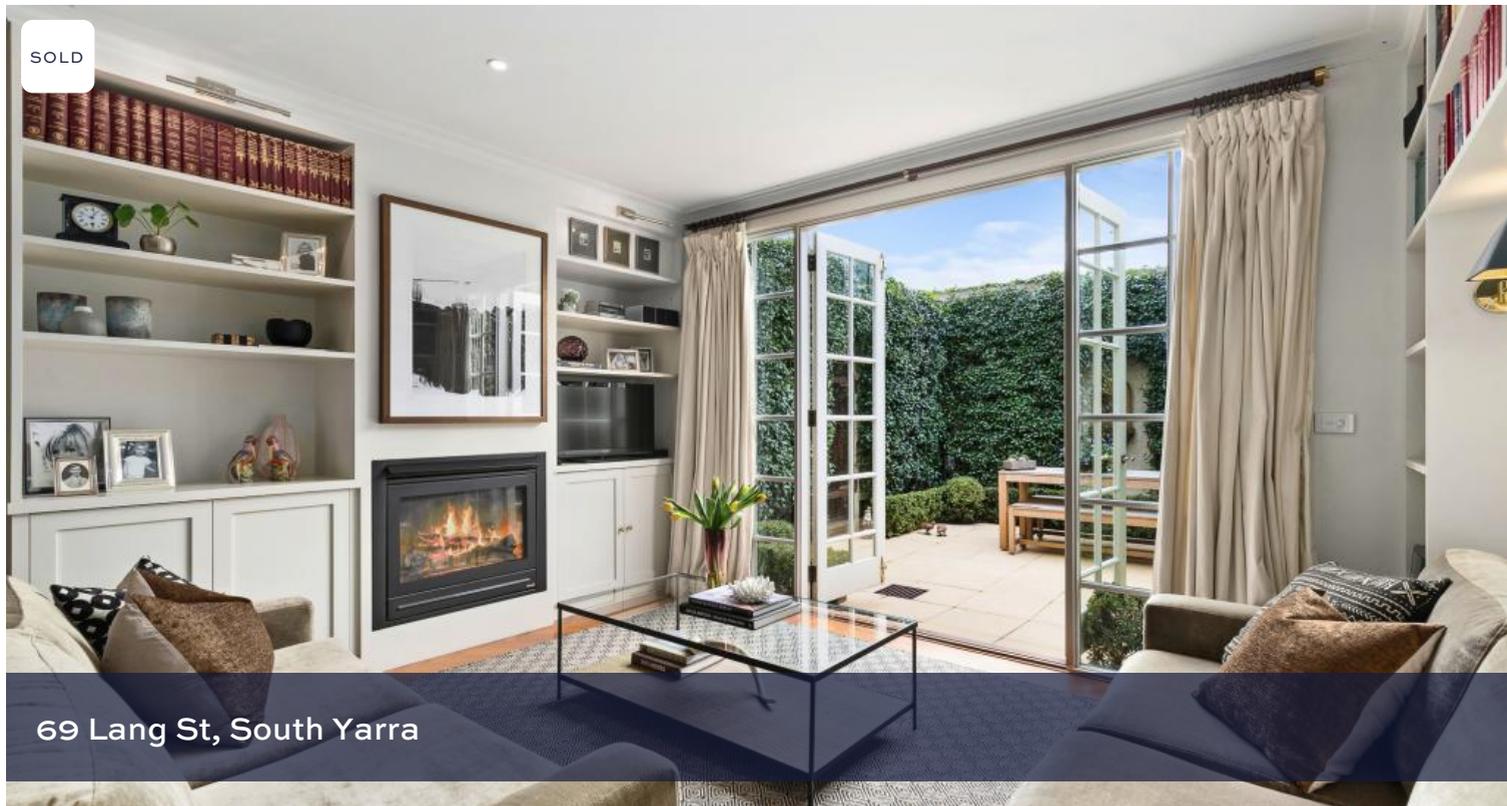


SOLD



69 Lang St, South Yarra



## Luxury, Low-Maintenance Living in Privileged Position - PRICED TO SELL

Led by light-filled luxury, balanced design and detailed comfort, this impeccably stylish 3 bedroom home dazzles and delights over two lavish levels in a serene setting, moments from the vitality of Toorak Road and Chapel Street.

Discover a glistening, granite-topped kitchen boasting Smeg appliances and a handy breakfast bar for relaxed meal times. Free-flowing throughout, a large, light and bright open-plan living and dining area is framed by seamlessly integrated cabinetry and joinery.

The efficient and effective use of space inside and out is a triumph of thoughtful planning. Enjoy the day-to-day flexibility of outdoor entertaining with French doors spilling outside to a walled, sandstone courtyard. Perfectly private and facing north, this elegant, hedge-framed space is sure to be a hit this coming summer.

All bedrooms are zoned upstairs for privacy, serviced by a pair of sparkling bathrooms. Comprehensive features include sleek herringbone parquet flooring, security door and intercom entry,

3 2 1

Price	SOLD
Property Type	Residential
Property ID	1077

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heating/cooling and stylish plantation shutters. A remote-controlled garage boasting internal access completes a home entirely in tune with modern demands.

Take full advantage of a premier South Yarra address within walking distance of South Yarra station, Fawkner Park and the suburb's celebrated restaurants and cafes. Offering timeless, easy-care elegance, this home is ideal for those with high expectations, busy lifestyles and lock-and-leave ambitions. Inspect with confidence today!

- \* 3 large bedrooms, main with sparkling ensuite
- \* Elegant open-plan living and dining with gas open fireplace
- \* Stylish Smeg kitchen with granite benchtops, tiled splashback and breakfast bar
- \* Skylit family bathroom featuring a sumptuous bath
- \* Concealed laundry
- \* Handy ground-floor powder room
- \* Storage under stairs
- \* Sun-drenched, north-facing courtyard
- \* Remote-controlled garage featuring internal access
- \* Plantation shutters upstairs
- \* Secure gated intercom entry
- \* Timed watering system servicing low-maintenance garden
- \* Alarm system
- \* Extensive heating and cooling
- \* Moments from cafes, restaurants, nightlife, transport, shopping, schools and parkland

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

