

HOUSE OF THE WEEK

By LOU SWEENEY



Pure class on the city cusp

It's a great thing to be just on the edge of the action sometimes. To have everything at your fingertips but be able to curl up in a little haven of your own.

It's why this very smooth pad on Eastern Road in South Melbourne is so very good. In every direction, you'll get inner-city amenity, as well as feeling like you can reach out and touch the towers of town. If it all gets a bit much, the Botanic Gardens are a stroll to the east, the bay to the south. Then there's the delightful little park right outside the door.

From the front door, the polished concrete floor of the hall opens to a bedroom with those sweet park views. Next along on the left is a study/sitting area where a clever lightwell begins that travels its way up all three levels.

Head up the staircase to the fabulous first level where the open-plan layout has a crisp style.



A bluestone hearth is beautifully leavened by a fine timber feature wall. The living area has a brilliant view over the park and you can take in the spring breeze on the balcony.

An elegant kitchen is a picture with white cabinets, a mirrored splashback and marble breakfast bar, floating bench and finishes.

A stacker window over the kitchen sink as well as a sliding wall of glass lead to the terrace. Go up again to find two bedrooms zoned to either

end of the floor space. To the front, the main has a chic fully tiled stone en suite with hanging twin basin vanity and enough room for a big deep bath. There's a balcony off the bedroom here, too.

To the rear, the second bedroom up here has a slightly smaller, but no less fabulous en suite and more city views. Put this one in your notebook; it's all class. [m](#)

SOUTH MELBOURNE

77 Eastern Road

\$2 million-\$2.2 million

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Auction: 2.30pm, November 11

Agent: Marshall White,
Brendan Coburn 04-33 262 876



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Need to know:

Built 2017; land is 114 square metres; first time on the market. Highest recorded house price for South Melbourne (last 12 months) is \$2.92 million for 2/143A Cecil Street in June.



Recent sales

\$1,805,000 11 Eville Street, October

\$1.02 million 39 Lyell Street, October

\$1.35 million 54 Palmerston Crescent, September

What the agent says



Brendan Coburn
Marshall White



Great inner-city living; safe and secure with a lovely, green forest-like aspect.

