

**1/1 Duke Street, St Kilda, Vic 3182**

**McGrath**

**Apartment For Sale**

Wednesday, 12 June 2024

1/1 Duke Street, St Kilda, Vic 3182

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Nicole Prime  
0418940962

**Private Sale: \$390,000 - \$415,000**

Nestled on a quiet street in a vibrant area, this distinctive split-level converted warehouse apartment is a one-of-a-kind. Strategically designed to embrace natural northern light throughout the year, the space boasts 3-metre-high ceilings and retains its original 1920's warehouse windows, a charming reminder of its past as a lolly factory. The residence blends modern aesthetics with an unbeatable location, offering a cosmopolitan lifestyle within reach of Balaclava, St Kilda, and Elwood.- Apartment takes on the entire northern aspect of the building- North-facing balcony with streetscape views, perfect for soaking up the sun- Stylish kitchen featuring gas cooking, Smeg oven and a Miele dishwasher- New York-style spiral staircase leading to a bedroom with ample built-in robes- Equipped with split-system heating and cooling- Oversized waterfall shower and innovative instantaneous electric hot water system- Convenient European laundry with ample storage- Parking permits available for two cars on the street- Enjoy the vibrant cafe and dining scene of Carlisle Street, just moments away- Leisurely stroll to St Kilda Botanic Gardens and the iconic St Kilda Beach- Easy access to all tram routes and a short walk to Balaclava Station