

**117 Barkly Street, St Kilda, Vic 3182**

FLETCHERS

**House For Sale**

Tuesday, 2 April 2024

**117 Barkly Street, St Kilda, Vic 3182**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Rakesh Hooda  
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Michael Egan  
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**\$1,050,000 - \$1,155,000**

Come for the charm, stay for the lifestyle, take your place in history with remarkable fully-renovated value! An exceptionally beautiful example of its time, this semi-detached Edwardian home offers an upscale 2 bedroom floorplan with a large lounge extending to a curvaceous plantation-shuttered bay-window, a huge master-bedroom lit by a tall tri-panel window and a kitchen-casual area with room to dine. Unfolding beyond a gracious corner veranda and lavish leadlight entry, this richly detailed home showcases the loveliest detail of the period with lofty ceilings, elaborate decorative fireplaces and beautiful Baltic Pine boards... all set beyond beneath a high-gabled terracotta-tile roof-line. Ready to move in and relax with quality appliances (including a dishwasher) for the stylish kitchen, and glossy full-height tiling for both the stylish bathroom and separate WC, the centrally heated home is wrapped open space with a lush landscape out front, a carefree courtyard behind, and a wide side driveway providing 3 carspaces - 2 secured behind high gates. Surrounded by bars, pubs and eclectic shopping, this exceptional Edwardian is around the corner from the Newmarket Hotel, steps to St Kilda's best fish and chips, and 3 doors to the National Theatre parklands. Equally close to cosmopolitan Carlisle Street and beachside Acland Street and a dash to the CBD tram, this is a period-perfect opportunity you can't afford to miss!