

**12/31 Eildon Road, St Kilda, Vic 3182**



**Sold Apartment**

Friday, 3 November 2023

12/31 Eildon Road, St Kilda, Vic 3182

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Margaret Duncan  
0417382686



Kyle Spinks  
0418555333

**\$440,000**

Delight in the blend of vintage allure and creature comforts in this Art Deco apartment, securely positioned on the top floor of this boutique block. Ideal for first home buyers or savvy investors, it encapsulates timeless design with exceptionally proportioned living spaces that truly set it apart from the rest. A dedicated hallway welcomes you inside, featuring shelving for your decorative displays and a handy cupboard for storage. This welcoming entry smoothly transitions into all the rooms, leading you first into the spacious living and dining room, where a curved wall sits next to a fireplace, radiating a sense of warmth. A large window frames calming views of the surrounding greenery. The generous bedroom with built-in robes, surprises with glimpses of the city skyline. The separate bathroom with a shower-over-bath arrangement features earthy terracotta tiles, which continue into the kitchen, appointed with timber benchtops, a breakfast bar, upright stove, and washing machine. A door accesses a sunny deck with steps down to communal gardens at the rear, offering a peaceful outdoor retreat. Quietly located, yet a short stroll from the energetic vibe of Fitzroy and Acland Streets, this standout apartment strikes a balance between tranquillity and urban living. With nearby trams, Albert Park and Lake, beaches and the foreshore's walking, jogging and cycling tracks, you're never far from convenience, relaxation and recreation