

**122-124 Park Street, St Kilda West, Vic 3182**



**House For Sale**

Friday, 18 August 2023

122-124 Park Street, St Kilda West, Vic 3182

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 865 m2**

**Type: House**



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**\$6,300,000 - \$6,930,000**

A pristine Victorian residence on one of the district's largest and most verdant allotments. Circa 1890s Art Nouveau verandahs and exquisite dimensions, coupled with sleek Nervegna-Reed Architecture design, all sheltered beyond an elevated handcrafted timber wall and cloaked in a majestic leaf canopy. Exceptional privacy and effortless grandeur, in magnificent parkland grounds; bluestone foundations and iconic Melbourne Hawthorn Black ornamental brickwork nestled between West Beach and Albert Park Lake offer the ultimate in sea and tree-change from the perfect bayside location. A unique property. Hideaway in plain sight, or stroll to Catani Gardens, Palais Theatre, Stokehouse and Luna Park. Head past the lake to the NGV, Arts Centre, CBD laneway culture and beyond.- Expansive sky filled central living beneath stone and glass atrium - Galley kitchen and izakaya breakfast bar with adjoining alfresco deck- Relaxed communal dining with open fireplace- Fabulous formal lounge of splendid proportion with private evergreen outlook and abundant natural light - Retreat with rear garden aspect- Mudroom/laundry/caterers' kitchen with servery to outdoor dining - Flexible floor plan: currently four bedrooms plus music room, games room and home office- Two bathrooms, two powder rooms - Open fireplaces throughout, plus panel and underfloor heating and air conditioning - Intercom entry and back-to-base alarm- Private garden entranceway with landscape lighting, Australian Kanmantoo bluestone, filtered pond, tank water auto-irrigation, and leadlight paneling in the style of Rennie Mackintosh and Frank Lloyd Wright- North-facing backyard appointed for entertainment with Merbau deck, Weber, outdoor dining, fire-pit, trapeze, cocktail shed and powder room- Secure laneway access to off-street parking with double-brick lockup garage - Bike shed, native birdsong and hen house - Exhilarating cycle routes and public transportation at your doorstep, with CityLink just minutes away.- Abundant amenity with additional (STCA) ease to incorporate ensuites, walk-in robes, second storey, all-weather pool, additional off-street parking etc. With timeless style and natural grace, this listing represents an unsurpassed opportunity to secure one of the best.