

**3/40 Burnett Street, St Kilda, Vic 3182**

**buxton**

**Apartment For Sale**

Thursday, 18 April 2024

3/40 Burnett Street, St Kilda, Vic 3182

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kyle Spinks  
0418555333



Arthur Apostoleros  
0395367222

**Expressions of Interest: \$500,000 - \$550,000**

Offers closing Monday the 13th of May at 3:00pm (unless sold prior) Ever so charming in the beautifully boutique "MEREEN", this one of only nine Art Deco apartment's rich period detail and recently renovated modern functionality create a home of irresistible character surrounded by lifestyle amenities. Occupying the ground floor rear position with one of the block's private, north facing, and secure courtyards. High ceilings and hardwood floors define a light filled one bedroom home just a stone's throw from Fitzroy Street and the Bay. Situated in one of historic St Kilda Hill's most esteemed tree-lined streets comprises an entry hallway with storage, new kitchen with stainless gas cooktop, oven, dishwasher and plenty of storage, combined living/dining leading to a private, spacious, and leafy north facing courtyard. Original terrazzo bathroom with shower over bath. Features include security entry, an abundance of art deco detail, ornate fireplace in the living area and off-street parking for one car. Walk to many of Melbourne's iconic attractions including Fitzroy Street & Acland Street, the Bay's foreshore promenade, St Kilda Beach, Catani Gardens and St Kilda Pier with its fairy penguin colony, CBD bound trams, light rail links to South Melbourne Market, Albert Park Lake, its parkland and playing fields. Enjoy easy access to the Chapel Street precinct, Fawkner Park, Royal Botanic Gardens, the Arts and Entertainment precincts, CBD and much more.