

**3/47 Lansdowne Road, St Kilda East, Vic 3183**

**KAY & BURTON**

**Apartment For Sale**

Friday, 3 May 2024

3/47 Lansdowne Road, St Kilda East, Vic 3183

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **Auction Sunday 26 May at 11am**

Offering the perfect combination of being positioned in a peaceful, tree-lined street which is also close to vibrant Alma Village, Chapel and Carlisle Streets, this architecturally-designed, light-filled town residence offers a sophisticated, low-maintenance lifestyle. Set behind a stunning façade, the sublime, three-storey residence is quietly positioned in the "Attica" boutique block of seven and showcases well-proportioned spaces, quality craftsmanship and a timeless, monochromatic palette of carefully selected high-end materials. The heart of this stylish home is the airy kitchen, living and dining area, which is positioned on the middle floor and is flooded with northern light thanks to its preferred orientation. Floor-to-ceiling doors flow on to a private bluestone courtyard, perfect for alfresco dining and entertaining family and friends. Keen chefs will enjoy the gourmet kitchen with its gorgeous natural stone island and benchtop, Miele appliances, smoked mirror splashback and abundance of soft close cabinetry. Upstairs, the thoughtful attention to detail continues with two spacious bedrooms including the tranquil master with tree-top views which pairs mirrored built-in robes with a sparkling ensuite with terrazzo flooring and limestone vanity. A beautiful second bathroom mirrors the luxe fittings and attention-to-detail of the ensuite with brushed gold fixtures and fittings and a mirrored cabinet with fluted glass. This unrivalled offering also benefits from a study/home office on the ground floor, Euro laundry, powder room, single car garage, immaculate herringbone oak flooring, premium carpets in the bedrooms, blinds, reverse cycle heating and cooling, secure storage and security entry system. Enviably located in a sought-after St Kilda East location close to shops, restaurants and cafes, public transport, St Kilda and Elwood beaches and just a short stroll to Alma Park, this unparalleled residence sets new standards in luxury townhouse living.