

317 Canterbury Road, St Kilda West, Vic 3182



Sold House

Thursday, 26 October 2023

317 Canterbury Road, St Kilda West, Vic 3182

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Simon Gowling
0422234644



Marcus Varrasso
0414616575

\$2,050,000

Steps from the blissful expanses of Albert Park Lake and parkland on the cusp of Fitzroy Street's dining and transport, this entirely private and free-flowing prize delivers lifestyle appeal and contemporary comfort in spades. Superb sunlight from a desirable north-facing rear aspect is enriched by lush surroundings, illuminating a refined interior that offers entertainment and relaxation in equal measure. Three spacious and robed bedrooms are wonderfully zoned upstairs beside a stylish sky-lit bathroom, each enjoying alfresco access to south and north-facing terraces. The main is a highlight, boasting a large walk-in robe and dual-vanity ensuite, opening to the northern outlooks over the park from its expansive paved terrace. Downstairs, two separate living zones allow for family harmony, with formal living and dining enjoying the warmth of a fireplace. A central kitchen with updated appliances and granite benchtops oversees the meals and family zone, extending via French doors to the sun-drenched courtyard garden under the cover of an extendable awning. Presenting an array of smart appointments, the home includes polished hardwood floors, high ceilings, ducted heating, split system AC, a powder room, a study/4th bedroom, abundant storage, an alarm, a full-size laundry, solar panels, double glazing to the two south-facing bedrooms, and secure parking for two via Canterbury Way with remote control access. A short walk to beachfront restaurants, shopping, the bay and excellent schools, this is genuinely a rare find in one of Melbourne's most sought-after lifestyle pockets.