

**38 Hotham Street, St Kilda East, Vic 3183**



**House For Sale**

Wednesday, 29 May 2024

38 Hotham Street, St Kilda East, Vic 3183

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 782 m2**

**Type: House**



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**\$2,100,000 - \$2,300,000**

Tastefully improved & beautifully presented behind a charming façade lays this period treasure with gas heated pool/spa, cherished by one family for over six decades, presents a wonderful opportunity for fine family living. A large securely enclosed front courtyard greets you on arrival, while on the interior resplendent with rich period detail that popularised its era, a wide & welcoming entrance hallway with Italian tiling & storage delivers a series of formal & informal living & dining spaces wonderfully updated for modern family living & entertaining. Comprising an elegantly spacious formal lounge with ornamental fireplace & built-in cabinetry, a generously proportioned living room & an open plan naturally light filled dining room served by a gourmet stone kitchen with breakfast bar, quality appliances (including dishwasher) & an abundance of storage. Here bi-fold doors seamlessly connect to a wonderfully expansive paved alfresco entertaining area with built-in BBQ, low maintenance garden surrounds & the added advantage of a cleverly converted six car garage to a versatile fully self-contained bungalow/man cave/teenage retreat guaranteed to wow, complete with a well appointed kitchen & bathroom, split system heating/cooling & security system. This exceptional single level home also delivers a spacious main bedroom with custom fitted walk-in robe & luxe ensuite with large bath & shower, two additional bedrooms with built-in robes & a modern central bathroom. With nothing to do but move in & enjoy, this family home also includes ducted heating/cooling, alarm, CCTV cameras, ducted vacuuming, video intercom entry, separate laundry with plenty of storage, plantation shutters, solar, three storage sheds & extensive off street parking. Brilliantly positioned for a vibrant convenient lifestyle close to a choice of transport options, well regarded schools, Alma Park & all the action of the shops, restaurants & cafes of Carlisle & Chapel Street close by.