

**4/1 Hughenden Road, St Kilda East, Vic 3183**

**KAY & BURTON**

**Apartment For Sale**

Tuesday, 9 April 2024

4/1 Hughenden Road, St Kilda East, Vic 3183

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Campbell Kilsby  
0402212093



Tony Ryan  
0411557166

## **Auction Saturday 4 May at 3pm**

Generous older-style proportions are stylishly merged with a contemporary sense of refinement in this character-filled two-bedroom, first-floor apartment, enviably situated on the cusp of Alma Village. Nestled within a group of only seven apartments, this beautiful clinker brick boutique residence offers a relaxed ambience, with the bonus of a private lock-up garage for added convenience. There's an undeniable sense of tranquillity, with sweeping leafy views and high ceilings adding ambience to the welcoming living area, warmed by an electric fireplace and bathed in afternoon sunlight. An effortless floor plan leads to a modern kitchen boasting a freestanding Smeg stainless steel gas stove and with room to dine. Two generously-scaled bedrooms, each with ample storage, share a beautifully refreshed bathroom with a bath and shower, plus a separate toilet. With hardwood timber flooring, a small balcony and convenient under-bench washing machine facilities, this retreat offers a perfect blend of style and practicality. Positioned in a coveted leafy pocket within a short stroll to inviting cafes, dining, and a supermarket just a stroll away, it promises a quiet and stylish base fit for every need. Alma Park, with its vast open spaces, is nearby, and so is the lively culture of High Street and Chapel Street precincts, whilst city-bound trams on Dandenong Rd nearby make the morning CBD commute a breeze.