

**4/62 Hotham Street, St Kilda East, Vic 3183**



**Sold Apartment**

Monday, 30 October 2023

4/62 Hotham Street, St Kilda East, Vic 3183

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$980,000**

Welcome to Hotham 62, over the past 18 months, this block of twelve apartments has been reimagined by the team at ROWE Studio to bring a new lease of life to the Francelaw Flats, originally designed in 1948 by notable local architect Mordechai Benshemesh. Between 1948 and 1954, Benshemesh designed a distinct group of significant apartment buildings in St Kilda, St Kilda East and Caulfield North which are fine examples of functionalist style architecture and show impressive boldness in their massing with art deco inflections throughout. They are all constructed either primarily or entirely of blonde brick, have flat, traversable roofs and steel windows. Many such as Hotham 62 feature distinctive porthole windows. Benshemesh was very often also working for European émigré and refugee clients accustomed to apartment living leading to well designed floorplates that are still functional today. These buildings imbued the area with a progressive, international character, one which was supported by the local community. It is interesting to note that Benshemesh still integrated many aspirations of the 'Great Australian Dream' expected – that being light, air, space, access to vegetation and greenery, and community. In fact in the radio interview given in 1960 he addressed the call to action that the apartment should include “open space, verdant space, plenty of recreation areas and playing grounds are most essential” The entry to Hotham 62 has been landscaped expertly in-line with the original philosophy for the space, allowing for a common space for quiet congregation. Residence four, occupies the ground floor position fronting the courtyard, with northern light filling the living and dining area. Restoration of a property with such architectural significance is not without its challenges. The team behind Hotham 62, chose to keep each floorplan as original, and to restore each home back to a modern standard, whilst still allowing scope for the new owner to add value, or live in as is. Modern features such as air conditioning, CCTV cameras, video intercom, and private car parking have been added for each residence during the renovation process. Art-Deco inspired apartments throughout the Port Phillip area continue to see strong demand from buyers due to the large room sizes and high ceilings, of which Hotham 62 is a pertinent example. The bedrooms in Residence Four, are a dream to furnish with space aplenty and light abundant. This three bedroom residence, provided much needed housing for families immigrating from Europe post WWII, they were designed to last the test of time, and to this day, present as the perfect place to begin your life in St Kilda East.