

**4/89a Alma Road, St Kilda East, Vic 3183**



**Apartment For Sale**

Thursday, 4 April 2024

4/89a Alma Road, St Kilda East, Vic 3183

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 99 m2**

**Type: Apartment**



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**\$685,000 to \$750,000**

Welcome to the one and only Kangatong Mansion dating from 1861 at the start of the gold rush. It's one of the most historic buildings in St Kilda! First time on the market since 1994 in this tightly held area. Impeccably and completely refurbished with period features, 5 star energy rating, fire and acoustic separations, modern wiring, plumbing, heating. Modern comfort, old fashioned charm. What a combination. Not a cent to spend and all the glamour of a beautiful building in a beautiful setting with extensive common grounds, set well back from the street. This is a unique opportunity to purchase a part of this wonderfully subdivided property the current subdivision dating from 2010. The building is listed in RMIT Professor Miles Lewis' "Melbourne's Mansions" web site. the whole building was Re-designed by Mewton & Grounds as Bhadohl apartments in 1933 The vendors have owned this fantastic apartment for over 30 years, so opportunities like this rarely arise. Secure your inspection immediately as this won't last long! Why buy a mid 20th century catwalk flat when you can have this grand apartment?Whether you're a first home buyer tapping into the market or a savvy investor (bringing a 6% return approx) this first-floor apartment with a spacious outdoor terrace area delivers hassle-free, secure living in an exclusive boutique block totalling an estimated 99sqm. Grandly proportioned & light-filled from every direction coming in, the apartment features two spacious and separate living and dining rooms (super rare to come by with units) with all bed and living rooms including modern smart Arlec fans plus a fully equipped kitchen & a modern bathroom with galaxy and white crystal surfaces & laundry facilities. Both bedrooms are zoned away from the living area, one next door to the outside terrace, so that you really capture that traditional household feeling. The property also includes three private entrances, and jaw-dropping 12-foot ceilings approx. Other features include Art Deco details, Rinnai temperature-controlled hot water, and secure intercom entry. The property won't last long contact Alexander to secure your inspection.