

**449 St Kilda Street, Elwood, Vic 3184**

**Chisholm&Gamon**

**House For Sale**

Tuesday, 20 February 2024

449 St Kilda Street, Elwood, Vic 3184

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sam Gamon  
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Rhianna Hoyle  
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**\$1,700,000 - \$1,800,000**

In this prized position opposite Elsternwick Park, this much loved 3 bedroom solid brick Edwardian one of a pair catches the northern sun throughout the home. Charmed with leadlight windows, high ceilings, picture rails, classic fireplaces with timber overmantels and original floorboards, this spacious treasure enjoys a long hallway with timber fretwork and skylights, 3 good size bedrooms (robes), an engaging living room with open fireplace and leadlights, an archway to a modernized kitchen with generous meals area, a neutral toned bathroom and laundry with 2nd toilet. The paved rear garden features raised brick garden beds and a natural canopy of greenery, while the side garden is full of cottage colour and promise. Love it for its character or love it for the opportunity to renovate and extend to your own style to take better advantage of the park views (Subject to Council Approval), comfortable as is with park views towards the lake, ducted heating, a security door entry, a garden shed and parking for two. In this leafy boulevard, walk to the effervescent Elwood Village, lazy afternoons along Elwood Beach, beachfront restaurants, transport and glorious parks, zoned for Elsternwick Primary School and Elwood College. • ☑ Northern light from every room • ☑ Plenty of storage including built in robes in each bedroom • ☑ Full of original character • ☑ A garden shed and parking for two • ☑ Walk to Elwood Village and the beach