

45 York Street, St Kilda West, Vic 3182

WHITEFOX

House For Sale

Saturday, 11 May 2024

45 York Street, St Kilda West, Vic 3182

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House



Graeme Wilson
0418315645



Cheyne Fox
0410216156

THE DEAL: \$4.8M - \$5.2M

THE DEAL While the beautiful period elegance that defines this freestanding Edwardian family residence offers immediate appeal, it is the unexpected extension and light-filled entertaining domain designed by award-winning Graeme Gunn that leaves an unforgettable impression. Iconic with its Queen Anne facade and striking landscaped garden, the home's eternal beauty is presented within a refreshed interior, emphasising pressed-tin ceilings, Baltic pine floors and abundant natural light through the central fretwork hallway. An elegant sitting room, defined by a leadlight bay window with leadlight detailing and an ornate gas fireplace, precedes three spacious and feature-rich bedrooms, including the beautiful bay window main bedroom with spectacular ornate ceilings, fireplace and spa ensuite bathroom. An expansive open-plan living and dining room to the rear showcases an extraordinary connection to the deep rear garden, flowing from a glass-encased dining zone to the brilliant living room and stainless-steel bench gourmet kitchen. Sliding doors open completely to a large entertaining deck overlooking the deep private leafy garden, with a recreation room/workshop to the rear, and raised, red-brick vegetable gardens. Generous accommodation continues upstairs with a versatile ensuite bedroom complete with a mezzanine walkway leading over the living domain to a bright, broad balcony - accessible via the spiral staircase and offering flexibility as a kids' living space, bunk room or guest bedroom. In a coveted location just a short walk to Albert Park Lake, the beach, the light rail, Fitzroy Street's vibrant dining precinct and popular cafes, including Frankies Topshop and Cowderoy's Dairy, it includes an alarm, ducted heating, evaporative cooling, and reverse cycle heating / cooling in the master bedroom laundry, auto irrigation and off-street parking beyond automated gates. SEALS THE DEAL Experience St Kilda living at its peak with an iconic design that melds contemporary excellence and Edwardian elegance topped off with a lavish underground wine-tasting room and cellar.