

**47 Clyde Street, St Kilda, Vic 3182**

**KAY & BURTON**

**House For Sale**

Saturday, 27 April 2024

47 Clyde Street, St Kilda, Vic 3182

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 335 m2**

**Type: House**



Adrian Wood  
0398201111



Ada Taylor  
0398252506

## Expressions of interest close 28 May at 4pm

Serene and secluded while mere steps from everything that makes St Kilda so widely adored, this stunning residence, built c1910s, strikes a graceful balance between contemporary luxe and period finesse. Kept wonderfully private by sculpted box hedges, a relaxing front courtyard preludes a lovingly revitalised interior, with functional fireplaces headlining an array of exquisite, old-world intricacies. With an inviting hallway framed by Baltic pine floors and soaring ceilings, four spacious bedrooms are collectively served by walk-in and built-in robes, a smart central bathroom with combined bath/shower, and ensuite to main bedroom. A versatile home where a generous front room doubles as a quiet base for the home professional or a bedroom, and a substantial, robe-lined upstairs bedroom provides an alternative use as a bright second living area, complementing a sun-splashed main section with relaxing outlooks across a broad backyard's vivid foliage. With a range of clever measures taken to maximise natural light, a focal lightwell casts varying hues across entwined living and dining spaces, while a wood fire makes for warm and cosy evenings come cooler months.

Transforming the space into a summertime haven, double-glazed glass slides to merge indoor and outdoor areas, with a delightfully private, low-maintenance yard offering a tranquil space to enjoy cloudless afternoons surrounded by friends. Marble benchtops adorn a first-class kitchen, accompanied by a 900mm Smeg cooker with gas top, integrated Miele dishwasher, walk-in pantry, discreet wine fridge, and ample soft-close cabinetry. Further highlights include gas ducted heating, split-system heating/cooling, engineered timber floors to main area, a combined laundry/powder room (third WC), remote-controlled garage with additional driveway space, and street parking permit eligibility. Calm and considered while sharing in the verve that its locale is known for, it's perfectly positioned for leaving the car at home and exploring on-foot, with numerous theatres, vibrant gardens, the picturesque foreshore, and flourishing bars, boutiques, brunch spots, and restaurants of Acland and Fitzroy Streets just metres away.