

**64 Argyle Street, St Kilda, Vic 3182**



**House For Sale**

Wednesday, 31 January 2024

**64 Argyle Street, St Kilda, Vic 3182**

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Claire Wenn  
0409857506



Toby Parker  
0413581104

**\$1,000,000 - \$1,100,000**

This delightful two-bedroom residence is perfectly located in the heart of St Kilda, just moments away from the area's vibrant attractions. Sit back and relax on the front verandah, soaking in the ambiance, or explore the nearby attractions of Fitzroy Street, the foreshore, Luna Park, Catani Gardens, St Kilda tram, and Albert Park Lake. Situated on a premium corner allotment, this charming c1890s heritage property, formerly known as The Argyle Tavern, boasts an unassuming facade concealing an exciting interior. Introduced through a classic entrance and hallway, the first of the two front bedrooms boasts a wall of ceiling-high robes, with both bedrooms featuring charming original fireplaces. A cleverly designed kitchen maximising space and storage features stone benchtops, a breakfast bar, dishwasher and washing machine. The sun-soaked living area, featuring a dramatic full-length wall of windows, skylights, and a retractable awning, opens out to the spacious rear Mediterranean-styled courtyard garden. Perfect for entertaining and relaxing, there is also an opportunity for the addition of off-street parking via rear laneway access. Other notable features include a light and bright central bathroom, sky-lit attic storage space accessible by a pull-down ladder, ducted heating and cooling, a solid brick foundation, original floorboards, 3.5m ceilings, and immaculately preserved decorative eaves and cast-iron lacework.