

# 76 Chaucer Street, St Kilda, Vic 3182

 Real Estate

## House For Sale

Wednesday, 7 February 2024

76 Chaucer Street, St Kilda, Vic 3182

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Sarah Wood  
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## **Auction Saturday 2nd March at 12.30pm**

Boasting a prized dress-circle position opposite the beauty of Renfrey Gardens and Peanut Farm Reserve, this beautiful double-fronted c1918 Victorian residence effortlessly combines period charm with absolute lifestyle convenience just metres from St Kilda Foreshore. Framed by its charming heritage facade, a captivating sightline invites your gaze directly from the front door to a tranquil garden sanctuary at the rear, offering a free-flowing and welcoming ambience from the first step. Four bedrooms, two with built-in robes, spill from the hallway, followed by French doors that reveal a private lounge, library, or home office with serene garden outlooks. Captivating with its scale, the open-plan living and dining area is enriched by a rustic open fireplace, whilst the kitchen, featuring a stainless steel benchtop and freestanding stove, combines form and function seamlessly. The indoor-outdoor connection is genuinely irresistible, with a canopy of greenery and a generous deck offering the perfect setting for alfresco dining amongst a landscaped display of fruit trees, including fig, lemon, pomegranate, apple, and mandarin. The property has undergone modern upgrades, particularly in the family bathroom and the second bathroom/laundry, whilst hydronic heating and split system air conditioning ensure optimal comfort year-round. Rear access via Pumpkin Lane adds a practical dimension, offering the potential for secure off-street parking and providing scope for further modifications (STCA). With vibrant Acland Street, waterfront restaurants, St Kilda Marina, and the picturesque St Kilda Botanical Gardens within a short walk, this exceptional residence promises to enhance the quality of family living.