

9 Mitchell Street, St Kilda, Vic 3182

 **RE/MAX**

House For Sale

Thursday, 23 November 2023

9 Mitchell Street, St Kilda, Vic 3182

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Oliver Bruce
0409856599



Lachlan Dennehy
0402769388

Auction Saturday 16th December at 12.30pm

The period integrity of c1880 Victorian origins has been expertly retained through a superb series of architectural contemporary spaces that have re-invented this exquisite terrace into an exceptional, state-of-the-art parkside residence. Boasting a second frontage to Smith Street and located in the heart of St Kilda's most sought-after leafy pocket, where the tranquillity of the Botanical Gardens meets the lively nature of the foreshore and Acland Street dining, this is the ultimate address for those seeking a cosmopolitan yet serene lifestyle. Effortlessly transitioning from old to new, this home boasts a stunning layout that maximises natural light. The versatile home office/sitting/bedroom with built-in storage and semi-ensuite access showcases the desirable northern aspect, matched with three additional bedrooms with extensive robes, including the main bedroom with a north-facing balcony capturing striking city views. Substantial spaces to the rear open to exude an ambience of airy calm, while a sublime entertainer's yard complements a sizeable lounge and dining area with a gas fireplace, together served by a stone-bench kitchen with quality Smeg cooking appliances, integrated fridge/freezer and excellent storage. Step up to a fantastic roof-top terrace and enjoy the breathtaking tree-top aspects that create an idyllic backdrop to alfresco entertaining, enriched by the mains gas BBQ, gas heaters and automated weather awning. Metres from animated Acland Street, Brighton Road trams, St Kilda Primary School, and moments from the foreshore, this sensational lifestyle base includes ducted heating, split system heating/cooling, study nook, a full laundry with drying cupboard, water tanks (grey water), outdoor shower, automatic irrigation, double glazing, 3x zone Sonos sound system and a remote double garage via Smith Street.