

**138A Hotham Street, St Kilda East, Vic 3183**



**Townhouse For Sale**

Tuesday, 2 July 2024

**138A Hotham Street, St Kilda East, Vic 3183**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Richard Crane  
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## **\$1,200,000 - \$1,300,000**

A ready and ripe opportunity to refurbish, renovate and enjoy, in a sought-after location. This extensive five bedroom, three storey town residence, offers a massive amount of accommodation in a boutique development of only three. This corner development is bathed in sunshine and features a north facing garden, lock up garage, and additional car park. The entrance hall leads to a modern open plan kitchen with a large island bench, informal dining area and spacious sun-filled north facing living room. There is also a separate dining room, a large utility room comprising a second kitchen with incorporated laundry and plenty of storage options. The ground level is further advantaged by a powder room and understairs storage. Outside there is a large porch, ideal for entertaining and low maintenance North facing courtyard garden. The middle level enjoys a huge sun-filled main bedroom, with adjacent private terrace balcony, walk in robe and ensuite bathroom. There are two further bedrooms on this level that both have built in robes, and are serviced by a central bathroom, and additional separate WC. This level is also blessed by a small utility/games room that offers loads of storage. The top floor features two further spacious bedrooms with built-in robes, serviced by a modern separate bathroom. Additional features include a spacious single lock up garage, with direct access to the home and a second car space available in front of the garage. This home is being sold in 'as is' condition and we strongly recommend inspection from any buyers that see potential.