



## 3/8 Balaclava Road ST KILDA EAST

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### House-Sized Comfort With Alluring Art Deco Appeal

The gorgeous charm of the Art Deco era is on display in this house-sized ground floor apartment with own private entrance, quietly tucked away to the rear of a block of just six.

High decorative ceilings and big picture windows frame a roomy floor plan, whose immediate comfort is established by a dining room with adjoining sitting retreat and ornamental fireplace, a separate living room/third bedroom with lovely leafy outlooks, a big kitchen with a meals area and access to a communal courtyard, two impressively sized bedrooms and a bathroom with bath, walk-in shower, laundry taps and separate toilet.

Ducted heating, an entry foyer, ceiling-height built-in cupboards taking up an entire wall in the main bedroom, and temperature-controlled hot water and a concealed pull out ironing board in the bathroom further enhance the appeal.

Within easy walking proximity to tram and bus stops, Balaclava Station and the retail and dining-out facilities in buzzing Carlisle Street.

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