



**1/32 Burnett Street ST KILDA**

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**â€œLILYVALEâ€• Burnett Street Prestige on St Kilda Hill**

**\$ 1,240,000**

A rare opportunity to buy one of a charming Art Deco pair, located on prestige "St Kilda Hill" amongst St Kilda's elite mansions. Occupying the entire ground floor of approximately 185m<sup>2</sup> the home presents with sophistication and house-like proportions.

Enjoy a secure, spacious, bluestone-paved leafy garden with a lovely mature apricot tree, walking out from the front sun room as well as side access. Generous room sizes, high decorative ceilings, stunning polished floorboards, bay and leadlight windows, hydronic heating and picture rails all add to the charm of this home.

The massive dining room with open fireplace flows seamlessly to the long, stainless steel gourmet kitchen with gas cooking, and an abundance of storage.

The king-sized master bedroom is impressive with diamond cut leadlight windows, built in robes and tranquil, leafy garden views. There are two further bedrooms separated by a sleek central bathroom with shower and bath as well as double sinks and a separate laundry.

There is convenient transport to the CBD from St Kilda Road and Fitzroy Street, Albert Park Lake, Windsor restaurants, cafes and shops as well as St Kilda foreshore just a short

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