



**34 Acland Street ST KILDA**

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## Solid Brick Edwardian Gem in the Best Pocket of St Kilda!

**\$ 1,260,000**

Imagine living in your own solid brick Edwardian gem just moments from all of the very best attractions Melbourne has to offer! Walk to St Kilda Beach, Tram in to the CBD, enjoy late night dinners and cocktails at all of the local hot spots, bars, cafes, the new Espy Hotel, Stokehouse, supermarkets across the road the options are endless!

St Kilda is one of the only suburbs in Melbourne to hold its value. The energy and the lifestyle on offer here is what attracts people and always will.

The home is so comfortable now but presents so many options available to further improve! Think fretwork, tessellated tiles, three open fireplaces, high ceilings, wide skirtings, Japanned floors, ROW car access if you need, and so many more features topped off by a location that is second to none in a leafy quiet spot that no one knows about.

It comprises a wide hallway, 2 large bedrooms, wide central bathroom, spacious living

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