



**4/42 Grey Street ST KILDA**

**2 1**

**• Graeburn • Light filled, top floor Art Deco!**

**\$ 595,000**

A secure, top floor, original Art Deco in one of St Kilda's iconic heritage buildings "Graeburn". With two parking permits STCA and scope to improve and add value and in a boutique block of only 8, this apartment has been owned and loved for 37 years!

Abundant period detailing throughout including beautiful, high decorative ceilings, spacious rooms, original hard wood floors and glass doors, textured Art Deco walls, a wide entrance hall and R/C air conditioning. Kitchen with gas cooking and exit to a north facing landing with all of the morning sun. This is arguably the best apartment in the block.

There is a central bathroom with shower over bath and separate W/C, two expansive bedrooms and access to roof storage if required.

This unique property is situated in one of the most convenient locations with Albert park lake and ovals across Fitzroy Street, a direct tram to the CBD at the end of the street as well as the most renowned cafes and eateries such as Fitzrovia, Milk the cow, Supernormal, Babu Ji and Woolworths supermarket right on your doorstep! Channel 9 "The Block" are developing "The Oslo" luxury houses almost next door which will further add to the street appeal.

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\* ACCESS TO  
ROOF STORAGE

