

Executors  
Auction



**14 Sidwell Avenue ST KILDA EAST**

**3** **2** **2**

**Gracious Proportions, Grand Potential**

**\$ 1,610,000**

**EXECUTORS AUCTION**

If you have the vision, then this solid brick period home on approximately 588sqm provides a fantastic framework to transform that vision into reality. Allow your creativity to shine through and give the interior a modern makeover to bring it up to date with the 21st century.

The floor plan features a grandly proportioned living room with equally generously sized dining room, a family room and a functional kitchen incorporating a casual eating area. Head outside and imagine how you could convert the backyard into an alfresco entertaining oasis. Ducted heating, a double garage and hallway storage are further features of this potential dream home.

All this is capped off by a position within close proximity to trams, buses, cosmopolitan Carlisle Street, highly regarded schools, Greenmeadows Gardens and Elsternwick Village.

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