



## 4 The Avenue ST KILDA EAST

4 2 4

### Avenue of Honour!

\$ 2,200,000

What a classic! This Italianate 4 bedroom Victorian solid brick home is set on a magnificent garden allotment of 596m2 (approx.) with captivating charm replete with period architectural detailing throughout, including open fire places, ceiling roses, wide skirtings and architraves.

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On entry a wide arched hallway greets you, followed by superb formal sitting room (with bay windows), soaring ceilings throughout, 1 ½ bathrooms, and large family-sized separate kitchen adjoining a spacious light-filled family room with floor to ceiling glazed outlook over an expansive north-facing rear garden.

This lovely home will appeal to the environmental conscious buyers with solar panels and battery bank exporting power back to the grid and 2 rainwater tanks. Of course, there is ducted heating and air conditioning, and room for 4 cars in off street parking.

Presented in pristine condition throughout, close to funky Balaclava and Ripponlea

## 4 The Avenue, St Kilda East

