



**36 Hotham Street ST KILDA EAST**

**5** **3** **2**

## Majestically Proportioned Family Home

Set back from the street, this majestic period beauty on a considerable allotment of approximately 836 square metres offers exciting scope to redecorate and update to suit your own personal taste.

A beautiful façade and imposing front verandah invite you through to a grand foyer where floorboards and lofty decorative ceilings introduce the elegance of the home. On the left, a formal lounge flows through to the dining room and in turn to the social hub of the home comprising of an enormous kitchen, family/meals area and an adjoining sitting room. Double French doors lead outside to a patio and deep rear garden.

The lower level also accommodates the main bedroom, second bedroom and bathroom while the upper level is dedicated to a kids' zone made up of three bedrooms and a second bathroom.

Ducted heating, split-system air conditioners, two garages, a big laundry and multiple

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