



**23 Bailey Avenue ST KILDA EAST**

**4** **2** **2**

**Grand Edwardian - Bailey's Domain on Bailey!**

**\$ 2,311,000**

Enjoying the tranquillity of one of St Kilda East's quiet cul-de-sacs, this beautiful double fronted, elevated, freestanding Edwardian home is so well appointed on approximately 580m2 with everything a family could want and more! This prized residence once belonged to the streets local architect, in turn Bailey Avenue was named after him.

Enter a pretty, established front garden to the front door and prepare to be captivated with stunning period detailing throughout. The grand entrance hall sets the tone for the rest of the home with soaring pressed metal ceilings, ornate timber fretwork and lead light windows. The versatile floorplan features 4 bedrooms, the master could be upstairs with its own ensuite or downstairs, a separate dining room, living room with open fireplace and a beautiful lead light bay window.

The kitchen has lots of storage, gas cooking, SS appliances and stone benchtops which leads to the relaxing undercover dining area. The backyard is an entertainer's dream with an inbuilt spa area, storage shed and a grassed yard for children to play. Park your cars off street and walk to some of the best eateries Melbourne has to offer; Ripponlea Village, Glen Huntly Road and Carlisle Street shops and cafes as well as Ripponlea Station, trams,

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