



45 York Street St Kilda West

4 **3** **1**

Short-Term Lease Only

**** Lease until 14/11/2024 only! ****

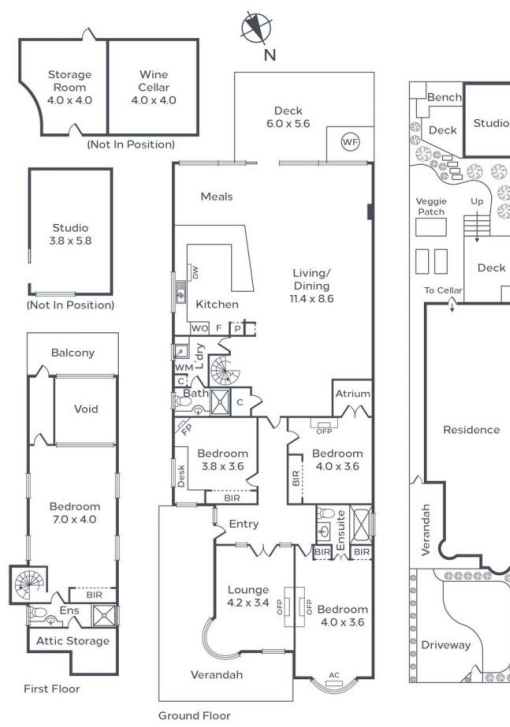
This beautiful Edwardian family home combines period elegance with a modern extension.

Inside, there's a sitting room with a bay window and gas fireplace, leading to three spacious bedrooms. The main bedroom includes a bay window, ornate ceilings, a fireplace, and an ensuite.

The open-plan living and dining area connects to a large deck and private garden. The kitchen features stainless-steel benches, gas appliances, dishwasher & ample cupboard space. Upstairs, there's a versatile bedroom with an ensuite, mezzanine walkway, and balcony.

The location is perfect, close to Albert Park Lake, the beach, light rail, Fitzroy Street's dining area, and popular cafes.

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