

**37 Wordsworth Street, St Kilda, VIC, 3182**



**Sold Block Of Units**

Monday, 9 December 2024

37 Wordsworth Street, St Kilda, VIC, 3182

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: Block Of Units**



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## **Period Duplex, One Magnificent Title**

A St Kilda rarity, this distinguished Inter-War 2 x 3 bedroom apartment block with side lane rear access, offering a multitude of options on one title. Invest: have two well maintained investment properties on one block, each featuring 3 big bedrooms, a sun filled lounge, a modernised kitchen/meals area, updated bathroom, separate laundry and toilet with access to their own gardens and parking.

Live in one, let out the other: be an onsite rental provider living the St Kilda dream where you can live the lifestyle you love, and get income that helps pay for the privilege. Renovate: renovate the apartments or create a magnificent family home taking advantage of the block-based construction, high Deco ceilings, Baltic pine floorboards, the delightful fireplaces, picture rails, sash windows and superb proportions. Redevelop: maximise the parcel potential with its side lane access (STCA).

So much choice in such a prized location, with St Kilda Marina at the end of the street, around the corner from Acland Street's celebrated buzz, Barkly Street's pub culture, beautiful beach walks, and picturesque parks including the St Kilda Botanic Gardens, Peanut Farm Reserve and Renfrey Gardens, catch the tram on Acland Street, Carlisle Street or St Kilda Road, the train at Balaclava station, and the 246 bus up Barkly Street, and for a change of pace, you're only minutes from Fitzroy Street, Elwood Village or Carlisle Street's food scene.