



A Sparkling Start

Entered from Chapel Street, enhanced by endless natural light and the added attraction of two sunny balconies, this ideal apartment delivers a sensational one bedroom floor-plan. Generous living/dining accompanied by a kitchen featuring stainless steel appliances appreciates balcony aspects over the streetscape, an attribute also enjoyed by the bright bedroom, with reverse cycle heating/cooling, built in robes and ensuite. Lock up garage seals the deal - around the corner from Alma Park, with trams constantly available.

www.36-87.almaroadstkildaeast.com

1 1 1

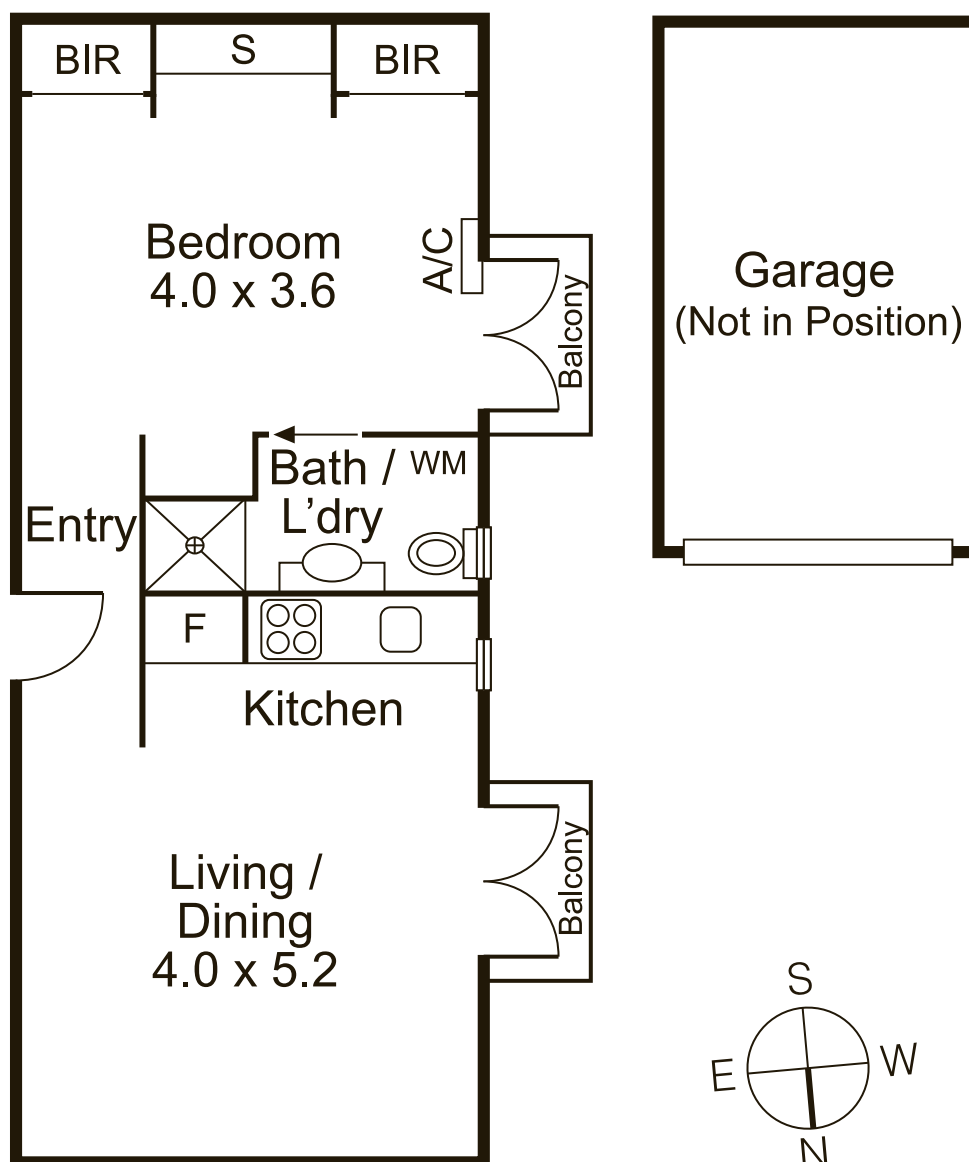
Contact Zoe Cherrie 0401 018 013

zcherrie@buxton.com.au

Arthur Apostoleros 0411 515 015

arthura@buxton.com.au

Office St Kilda 9536 7222



Property Information

Settlement Terms	30/45/60 days
Current Rental Return	\$330 per week
Nearby Public Transport	Tram 78 - Chapel St (Nth Richmond to Balaclava via Prahran) Windsor Train Station Tram 5 - Queens Way (Malvern to Melb Uni.) Tram 64 - Queens Way (East Brighton to Melb Uni.)
Nearby Shopping	Chapel Street Shopping Precinct Fitzroy Street Acland Street

Nearby Parks & Facilities	Alma Road Park Albert Park Lake MSAC
---------------------------	--

Comparable Sales in the area:		
3/244 Barkly St, St Kilda	\$390,000	11/05/2017
10/22a Acland St, St Kilda	\$389,000	22/04/2017
134/135 Inkerman St, St Kilda	\$370,000	21/01/2017