



Character With Charisma In Premium Pocket

3 1 2

In premium St Kilda Hill surroundings, this renovated Bungalow's classic character and modern charisma create an irresistible three bedroom setting that's perfect for enjoying its prized lifestyle location. Behind a high private fence, original proportions have been opened up to a clever free flowing format that maximises space and a sun filled northern aspect for living and indoor/outdoor entertaining. Around a wide double entry, stylish accommodation includes high ceilings and full height built in robes/storage, a dynamic stainless-steel kitchen with extensive storage and sub floor heating, second outdoor entertaining domain perfect for hot summer days amidst an attractive landscaped garden with decorative steel screening, polished timber floors, attic storage with drop down ladder, hydronic heating, alarm, grey water recycling and secure OSP for two cars.

[www.57.octaviastreetstkilda.com](http://www.57.octaviastreetstkilda.com)

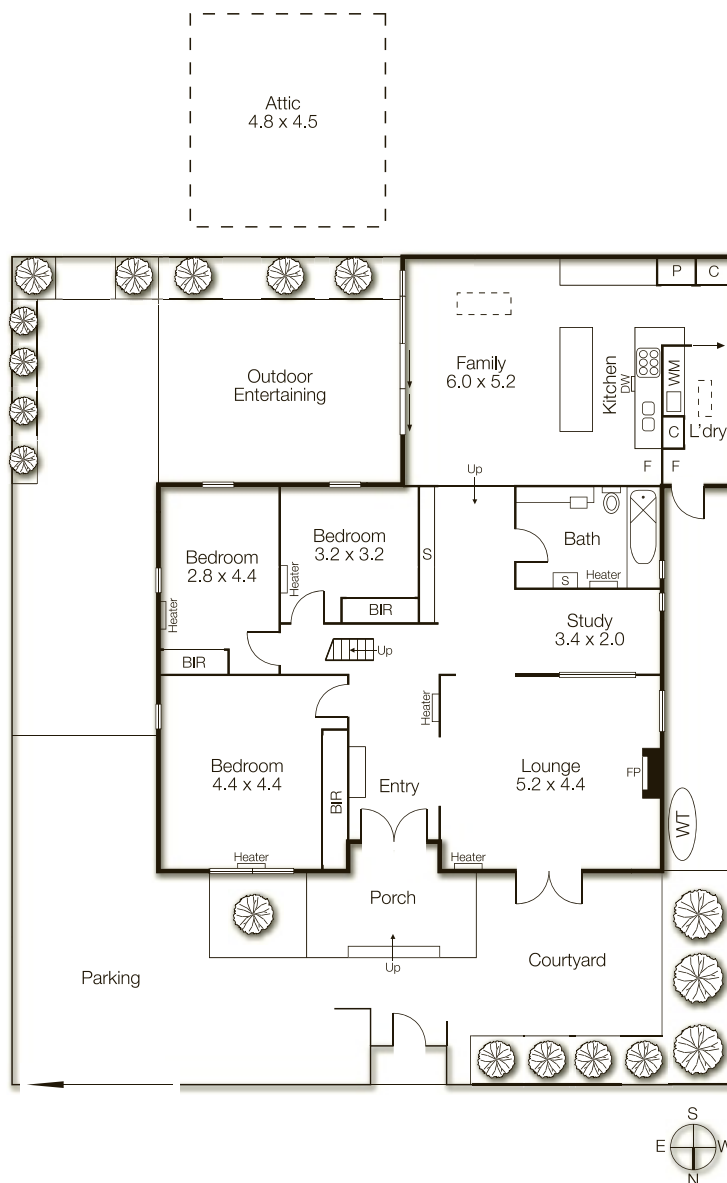
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## Property Information

Settlement Terms	45 days	Nearby Schools	St Michael's Grammar School
Council Rates	\$2, 704 per annum approx.		Presentation College Windsor
Estimated Rental Return	\$900 - \$950 per week	Nearby Parks & Facilities	St Kilda Park Primary School
Heating	OFP, Sub-Floor & Panel		Alma Park
Land Size	330sqm		Albert Park Lake
Nearby Public Transport	Windsor Train Station		St Kilda Beach & Foreshore
	St Kilda Rd Tram Routes 3/3a & 67	Comparable Sales in the area:	Luna Park
	Queens Way Tram Routes 5 & 64	2 Robertson Ave, St Kilda	Crimea Street Reserve
	Chapel St Tram Route 78	55 Chomley St, Prahran	
Nearby Shopping	Chapel Street	11 Kipling St, St Kilda	\$1,749,000
	Fitzroy Street		\$1,700,000
	Carlisle Street		\$1,825,000
			27/05/2017
			04/05/2017
			08/04/2017