



## 2/40 Waterloo Crescent ST KILDA

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### St Kilda's Most Affordable One Bedder

The inviting, stylish spaces of this neat and tidy one bedroom Strata apartment offers lifestyle success and secure investment opportunities at an affordable level.

A generous double bedroom with BIR's, ensuite bathroom. Living /dining area is served by a well maintained kitchen featuring a pleasing amount of storage, generous size lounge and timber flooring.

Prominent position so close to famous St Kilda beach and only a short a stroll to Acland Street to your favourite coffee shop. With ample on street and permit parking available, this is truly an opportunity not to be missed!

Note: Currently leased at \$300 per week till March 2025

**Selling range: \$230,000 - \$250,000**

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Plans should not be relied on. Interested parties should make and rely on their own enquiries.  
The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position.