



**14/91 Hotham Street ST KILDA EAST**

**2 1 1**

## Comfortable and Affordable 70â€™s Living

**\$410,000 - \$450,000**

Discover a rare opportunity to own an affordable, spacious 2-bedroom Strata ground floor solid brick apartment that combines classic charm with convenience. Nestled at the back of a secure block, this gem features an inviting entry hall, generous living area, and a separate kitchen equipped with gas cooking and a meals space.

The well-appointed bathroom includes laundry taps for added convenience. Enjoy the comfort of split system air conditioning in the lounge and the peace of mind that comes with a secure parking space accessible via remote gates.

Located just a short walk from the vibrant cafe culture, eclectic shops, supermarkets, schools, and a comprehensive transport network of buses, trams, and trains along Carlisle Street and Ripponlea, this apartment ticks all the boxes. Don't miss out on this fantastic opportunity!

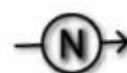
Important information:

Joey Eckstein  
0419419199  
jeckstein@wilsonagents.com.au

Peter Fein  
0418528888  
peter@wilsonagents.com.au



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