



3/38 Fitzroy Street ST KILDA

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New York Style Apartment with Superb Courtyard

\$ 430,000

This fantastic 1 ½ bedroom apartment, positioned on the highly sought after Loch St, offers an incredible beachside, convenient lifestyle.

The dual level layout creates the perfect retreat. With upstairs living and separate dining area or potential study / child's bedroom. An open-plan kitchen including stone benchtops, stainless steel SMEG appliances and pull-out pantry storage. Downstairs offers a bedroom with built-in-wardrobe and an inviting courtyard that adds an attractive outdoor element to appealing contemporary spaces. Features include: gleaming Tasmanian oak floors, split heating / cooling, euro laundry, intercom, secure undercover parking and storage unit.

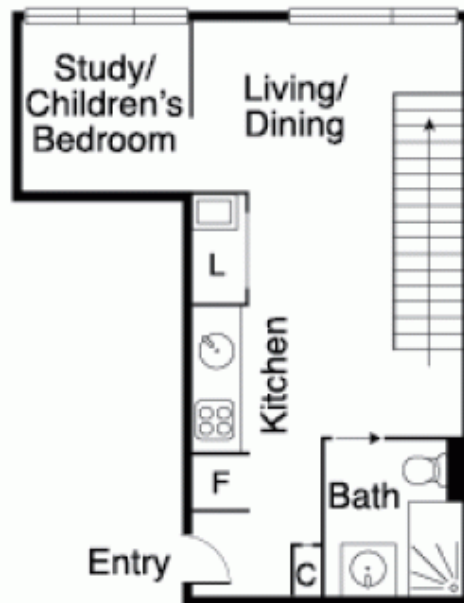
Enjoy Catani Gardens, St Kilda Foreshore, Albert Park Lake, the restaurants and cafés of both Acland and Fitzroy St, as well as public transport on your doorstep.

Channel 9 the new owners of the Gatwick Hotel, directly across the road, have started a refurbishment of the building for the next seasons reality TV show called 'The Block'. The renovations will be a short term disturbance with a long term upside once completed. So buy in quick before all action and let 'The Block' do its magic, which will enhance the value and the street-scape, whilst you sit and watch.

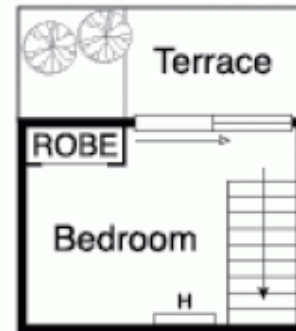
Graeme Wilson

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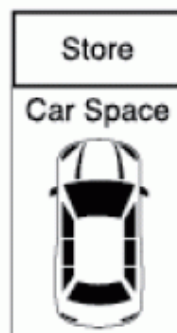
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Upper Level



Lower Level



(Not To Scale and
Not In Position)