



**3/75 Westbury Street ST KILDA EAST**

1 1 1

### The Complete Package

**\$ 360,000**

Located within walking distance to Balaclava Station and the vibrant Carlisle St shopping and dining precinct is the perfect first home or investment property. Situated on the ground floor in a small block of only 12 apartments the property features, timber floor boards, parking on title, private courtyard and a secure lease in place achieving \$380 per week. With a 5.5% rental yield and all outgoings coming to approx. \$2,732 per annum this property makes complete sense.

Graeme Wilson  
0418315645  
gwilson@wilsonagents.com.au

