



**1/169 Hotham Street ST KILDA EAST**

**3** **2** **1**

## House-Sized 3-Bedder with Enormous Garden

**\$ 965,000**

The house-like dimensions of this standout apartment are bound to make a huge impression from the moment you step inside.

A superb example of low-maintenance indoor-outdoor comfort, it's a triumph of design and functionality, featuring a bright tiled casual meals area adjoining a stone-topped kitchen with breakfast bar and a party-sized formal lounge and dining room opening outdoors to an enormous and private wraparound garden with its own street access.

The one-of-a-kind home also features a main bedroom with ensuite bathroom, two more bedrooms, central bathroom, European laundry, reverse-cycle air conditioner, parquet floors, garden shed, secure intercom entry and a car space.

Presenting a complete lifestyle balance that's just a stone's throw away from schools, public transport, Ripponlea and Elsternwick Villages and Rippon Lea Estate, this is a great opportunity for downsizers, young families and investors to thrive.

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