



8/169 Hotham Street ST KILDA EAST

3  **2**  **1** 

Spectacularly Proportioned, Superbly Positioned

\$ 857,000

House-sized proportions, the rare bonus of a lock-up garage and crystal clear city views go a long way in making this extra bright elevated apartment stand way apart from its counterparts. Peacefully situated at the rear of a block of only nine with a secure intercom entry shared by just four apartments, it's a home you'll be proud to call your own.

Joey Eckstein
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Accommodation includes an enormous lounge and dining room with big picture windows framing the city skyline and glorious sunsets, a refurbished fully equipped kitchen with a meals area and a north-facing balcony.

Norma Evans
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The layout has been cleverly planned to achieve excellent separation between the main living areas and the three bedrooms and two bathrooms (main ensuite). A European laundry, reverse-cycle air conditioners and a handy storeroom enhance the appeal.

A brilliant enterprise for investors or a serenely spacious, conveniently located haven for owner-occupiers, it's within easy walking distance to Ripponlea Village and Station,



