

**4/2 Avoca Avenue ELWOOD**

**2**  **1**  **1** 

**â€™MONTONâ€™™ Circa 1938 - Ocean Liner Style Deco with Delectable Dignity!**

**\$ 830,000**

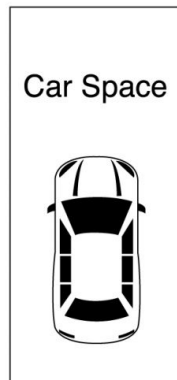
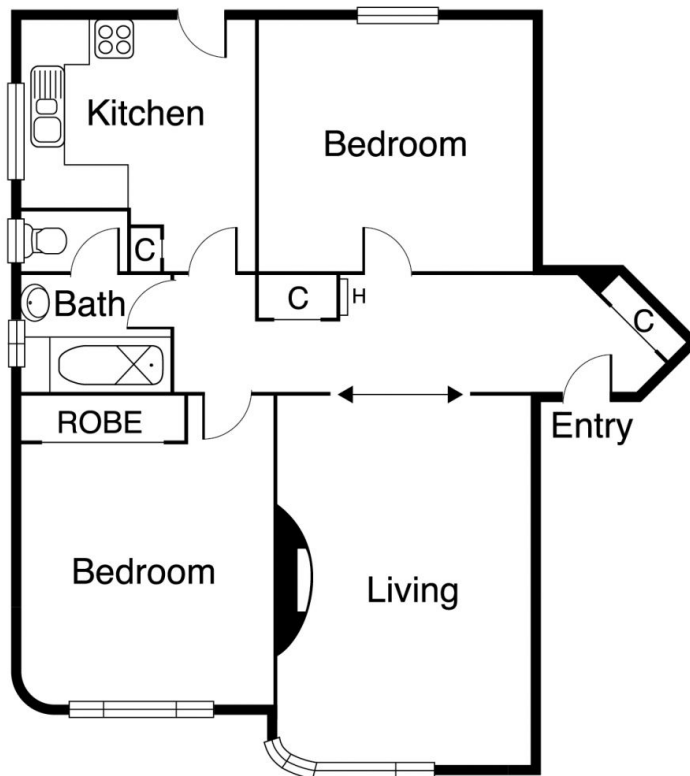
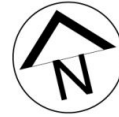
Overlooking a quiet leafy street adjacent a sleepy cul-de-sac amongst the artists, poets and film goers of Elwood, this spacious, secure, first floor apartment is perfectly located in the tightly held "MONTON" building. An original boutique block of only 4 with a spacious undercover car park on title. This well maintained block has been freshly painted inside and out. Enter through the pretty rose garden and established trees to the apartment where you are greeted with a wide entrance hall, a beautiful living room (OFP), and soaring 3 metre ceilings. Original features include: classic deco curved walls, hardwood floors, terrazzo floor in bathroom, an abundance of storage. From the kitchen/dining area there is access via a sunny north facing balcony/stair landing to a communal courtyard. Situated in the best pocket of Elwood within easy walking distance to the beach, St Kilda Botanical Gardens, Brighton Rd trams to the CBD and the fantastic eateries at the popular Village Belle Precinct on Acland St, and Carlisle Street. This is a property you will want to hold on to forever!

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# 4/2 Avoca Avenue, Elwood



(Not To Scale and  
Not In Position)