



4/44 Gourlay Street ST KILDA EAST

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A Bright Beginning or Smart Investment Strategy

\$ 456,000

Here's a place where space, comfort & location work beautifully together in a solidly built boutique block of just six. With all the makings of a great first home or super-savvy investment, this first floor front apartment incorporates an ultra-generous living room, meals area in the kitchen with gas cooking, laundry facilities, floor-to-ceiling robes in each of the two double bedrooms & secure intercom entry. Serenely positioned yet so close to all the action that creates such a demand for a lifestyle location such as this one. The apartment is within walking distance to Carlisle Street's cafe culture, Ripponlea Village, all forms of public transport, Greenmeadows Gardens & Ripponlea Estate.

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