



**24/53 Balaclava Road ST KILDA EAST**

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### **Size, Style, Affordable and a Magnificent Building**

Alive with colour, this first-floor apartment is enveloped by the soul-soothing greenery of gorgeous surrounding communal gardens. Making for a fantastic starter home or ready-to-reward investment, it's solid as a rock & features an extra-large living room enhanced with green outlook and a corner window filtering in bright morning sunshine. A meals area in the kitchen, a generously sized bedroom with floor-to-ceiling built-in robes and bathroom, which is desirably separate to the bedroom. Additional highlights of this tranquil retreat include an affordable entry to this blue ribbon address and potential to add your cosmetic taste. Set right at the rear of a well-maintained block, the home is on the doorstep of trams & a walk away from Greenmeadows Gardens, Carlisle Streets cafe scene, Balaclava Station & buses. PLEASE NOTE APARTMENT SIZE IS IN EXCESS OF 50 SQM.

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