



7/199 Hotham Street RIPPONLEA

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Big, Bright And Brilliantly Positioned (Entry via Quat Quatta Avenue)

\$ 625,000

Impressive dimensions, an excellent layout and a location of fantastic convenience highlight the allure of this first-floor apartment.

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Offering huge appeal for young buyers looking to break into the market or investors seeking consistently solid returns, the elevated home features a large living room opening onto a north-facing balcony, refurbished kitchen with a meals area, the bonus of three bedrooms with built-in robes, a central bathroom with washing machine taps, a separate toilet, a car space, two reverse-cycle air conditioners, hallway storage and secure intercom entry.

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Entered on the side via Quat Quatta Avenue and quietly set towards the rear of the block, it's positioned across the road from Rippon Lea Estate for summer time picnics, on the doorstep of buses and around the corner from Ripponlea Station and vibrant Ripponlea Village's boutiques, cafés, top-rated restaurants and fabulous fresh food stores.

