



## 2/3 Charnwood Road ST KILDA

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### Charming Treelined Charnwood

**\$ 340,000**

Set in a leafy pocket of St Kilda, in a recently refurbished block, this first floor apartment features a modern kitchen with stone benchtop and Blanco appliances, open plan living, generous bedroom with built-in mirrored robes and north-facing covered balcony overlooking Charnwood with room for a BBQ and outdoor setting.

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Only 120m to city trams and a short stroll to the vibrant cafes, restaurants and bars on Fitzroy Street and Chapel Street. This apartment offers very low owners corp fees and an excellent tenant in place on a fixed-term tenancy until April 2019, returning approx. 4.65%.

Additional features: Undercover carpark & individual storage on title, lift access, reverse-cycle airconditioning, space for a washing machine and dryer in the bathroom, floorboards to living area and carpet to bedroom, audio visual security intercom.

