



## 43 Gourlay Street ST KILDA EAST

### Blue Ribbon Land For Redevelopment

Superb site located in one of Balaclava's most convenient locations right in between cosmopolitan Carlisle Street and Ripponlea Village. This stunning 482 sqm approx. allotment deserves your immediate attention.

Note:

- No Easements, No Covenants, No heritage restrictions
- Development friendly GRZ 1 zoning,
- Extended settlement up to 10 months available
- ROW at rear
- Current dwelling - 6 room timber Victorian in need of substantial renovation.

**\$ 1,405,000**

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