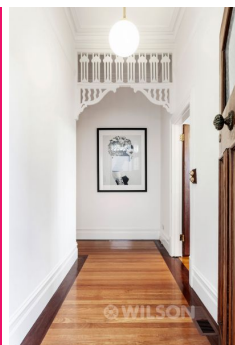




This property is available  
for private inspection  
7 days a week.

Contact Graeme Wilson on  
0418 315 645  
to arrange an inspection.



## 16 Godfrey Avenue ST KILDA EAST

3 1

### Picture Perfect Edwardian, Ready to Move Into

Set in a leafy tree-lined streetscape sits your chance to secure this captivating 3 bedroom solid brick Edwardian home replete with authentic period detailing throughout, including open fireplaces, timber fretwork, high skirtings, lofty 3m plus ceilings and polished timber flooring.

A lead light entrance hall greets you followed by 3 double bedrooms, a large formal lounge, contemporary central bathroom & separate laundry. Blessed with northern light, the large open plan family sized kitchen living is advantaged by full length glass doors which flows through to a covered north facing patio and paved outdoor courtyard garden for summer days and nights ahead.

Presented in excellent condition with further potential to improve this family home is ready to move into. It is so well located within walking distance to Schools, Alma Park, Balaclava café's shops and transport links.

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## 16 Godfrey Avenue, St Kilda

