



## 4/206 Canterbury Road ST KILDA WEST

2 1 1

### Ready for a Makeover!

Exceptionally quiet and incredibly convenient, this unrenovated ground floor apartment is a light filled two-bedroom retreat.

The apartment has been loved and lived in by an elderly lady for the past 20 years and now its time for a new owner to move in and make it their home. Tucked between Albert Park Lake and the Bay, light pours into generous open living areas through corner windows that face the rear common areas of the block.

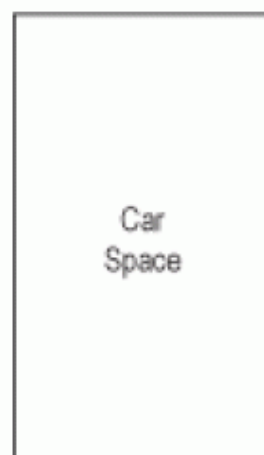
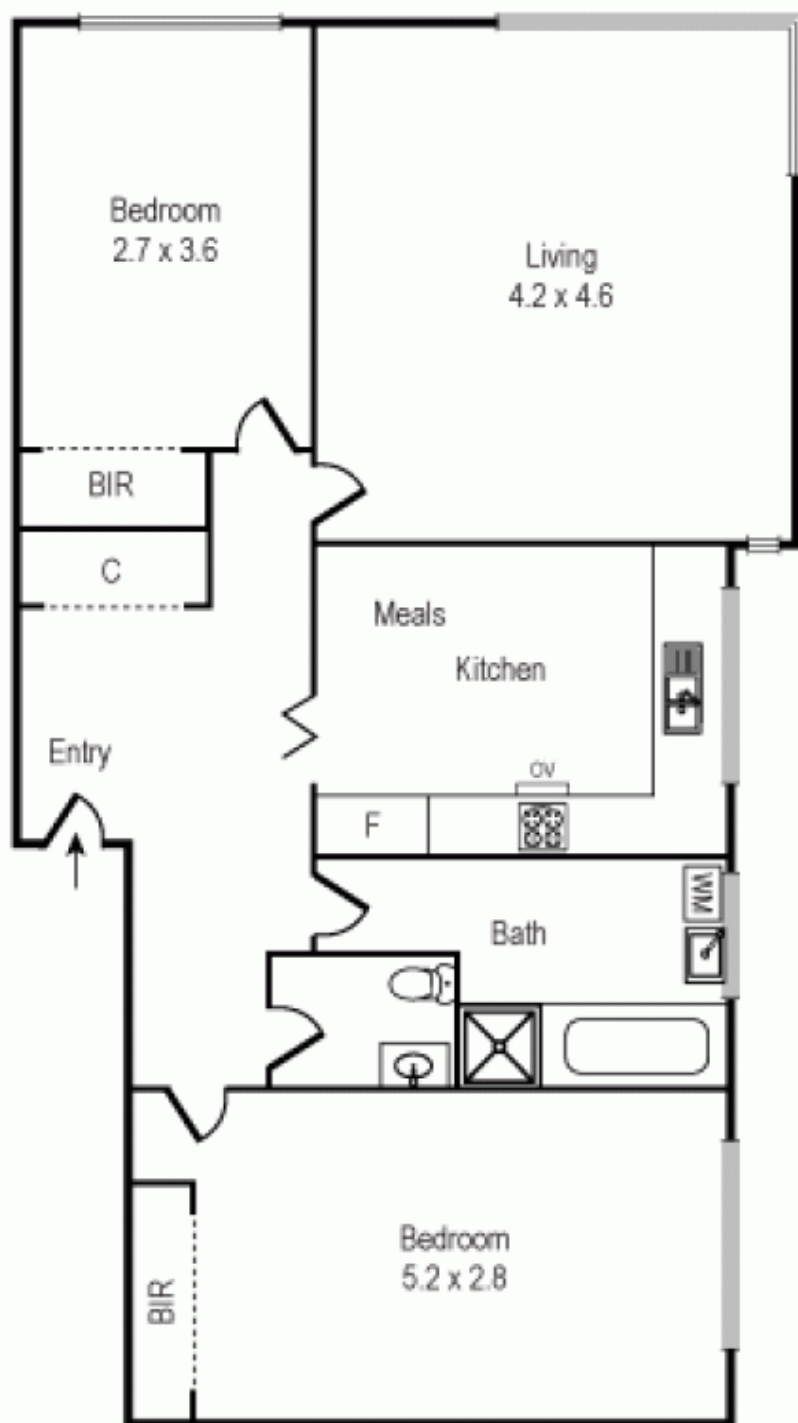
The 70/80's style kitchen and bathroom are serviceable however the new owner may choose to modernize these spaces in their own time. The two beautiful bedrooms with BIRs, share a spacious bathroom with laundry taps and separate WC, whilst complete comfort is assured by the gas heater, glazed windows, intercom security and on-site parking.

Walk to West Beach, Fitzroy Street, Park Street trams and light rail links, Albert Park Lake and local celebrity cafe Cowderoy Dairy.

**\$ 580,000**

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