



4/22 Orange Grove ST KILDA EAST

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Think Large, Think Light, Think Location

There's nothing quite like the spaciousness of older-style apartments, and fortunately, this house-sized haven has it in spades. An excellent addition to any property portfolio or perfect for those looking to break into the market, it comes complete with the rare treat of a lock-up garage. Filled with natural light and outlooks onto the surrounding leafy greenery through over-sized windows, the super-generous layout showcases a welcoming living and dining room, balcony, and retro kitchen with plenty of space to fit a casual meals area. A wing at the rear quietly accommodates the three large bedrooms with built-in robes, the central bathroom with bath, step-in shower and separate toilet, and a full laundry with outside access. Heating, parquet floors, hallway storage, and secure intercom entry are further features. There's also scope for renovation to add value and create a modern living environment. Elevated in a solidly built, boutique block, it's easy to identify the lifestyle benefits here with Hewison Reserve at one end of the street and café-centric Carlisle Street, trams and Balaclava Station at the other end.

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