



**22/458 St Kilda Road MELBOURNE**

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### On Offer | Blank Canvas

Located within the 'Rathgael' development this dual zoned 70's residence is a blank canvas waiting to be touched with a modern brush sitting on the doorstep of Melbourne's CBD.

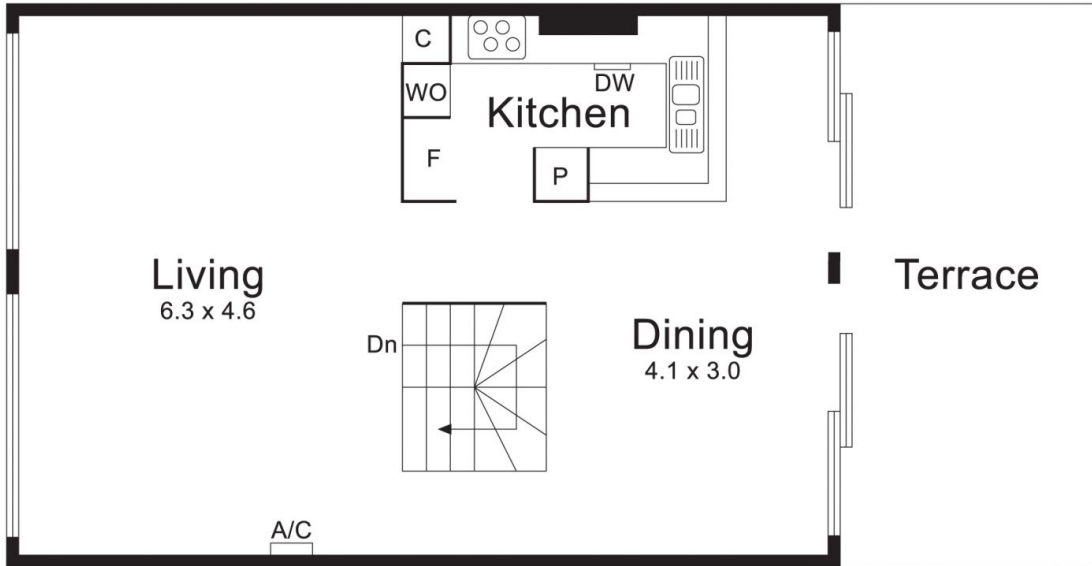
Level 1 of the home comprising of 2 double bedrooms with built-in-robies, central bathroom and separate toilet. Upon entry to the second floor you are greeted with a spacious living room, following through the apartment you enter the sun drenched dining zone, also benefiting from a fully equipped kitchen which overlooks the large north-east facing terrace.

With public transport on your doorstep, you have unparalleled access to the best that Melbourne has to offer, from the cafes in South Yarra, the restaurants on Chapel street to the Albert Park Lake and the Royal Botanical Gardens.

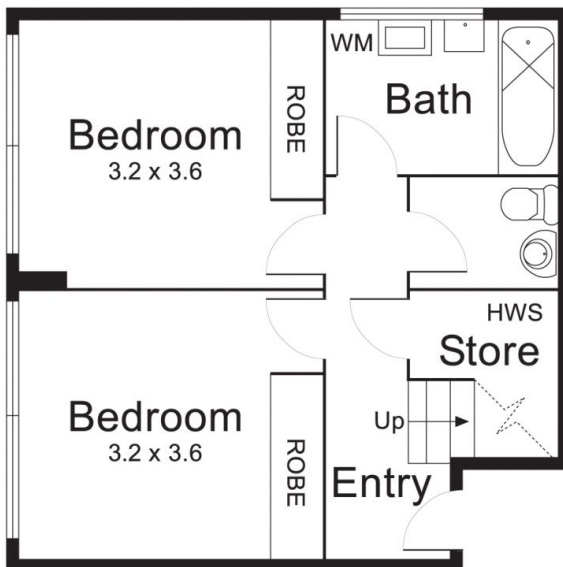
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22/458 St Kilda Road, Melbourne



First Floor



Ground Floor