

## 1-11/22a Crimea Street ST KILDA

11 11 7

### TWO OPPORTUNITIES TO INVEST IN OR DEVELOP ON PRIME ST KILDA HILL

These trophy north-facing adjoining blocks (To Be Sold Separately) comprising of 12 x 1-bedroom and 11 x 1-bedroom apartments with refurbishment and strata-title prospects. This blue-chip parcel of real estate occupying a total area of 1,262 sqm (622m<sup>2</sup> & 640 m<sup>2</sup>) approx. of north-facing land is sure to spark keen interest from investors and developers alike.

Spread over three levels, the classically styled apartments feature living rooms, functional kitchens and separate bathrooms. There are also on-site communal laundry facilities and off-street parking allocated to some of the residences.

Providing outstanding potential and design freedom for modern enhancement to improve the rental returns, the solid-brick blocks sit high and proud atop St Kilda Hill.

Across the road from Chipton Park, the property ticks all the right boxes in terms of location with multiple shopping & transport options, Chapel, Fitzroy and Acland Streets and the beach all a heartbeat away.

Adam Guest  
0425 288 888  
aguest@wilsonagents.com.au

Norma Evans  
0422844666  
nevans@wilsonagents.com.au

## 22A Crimea Street, St Kilda



**UNIT 1**



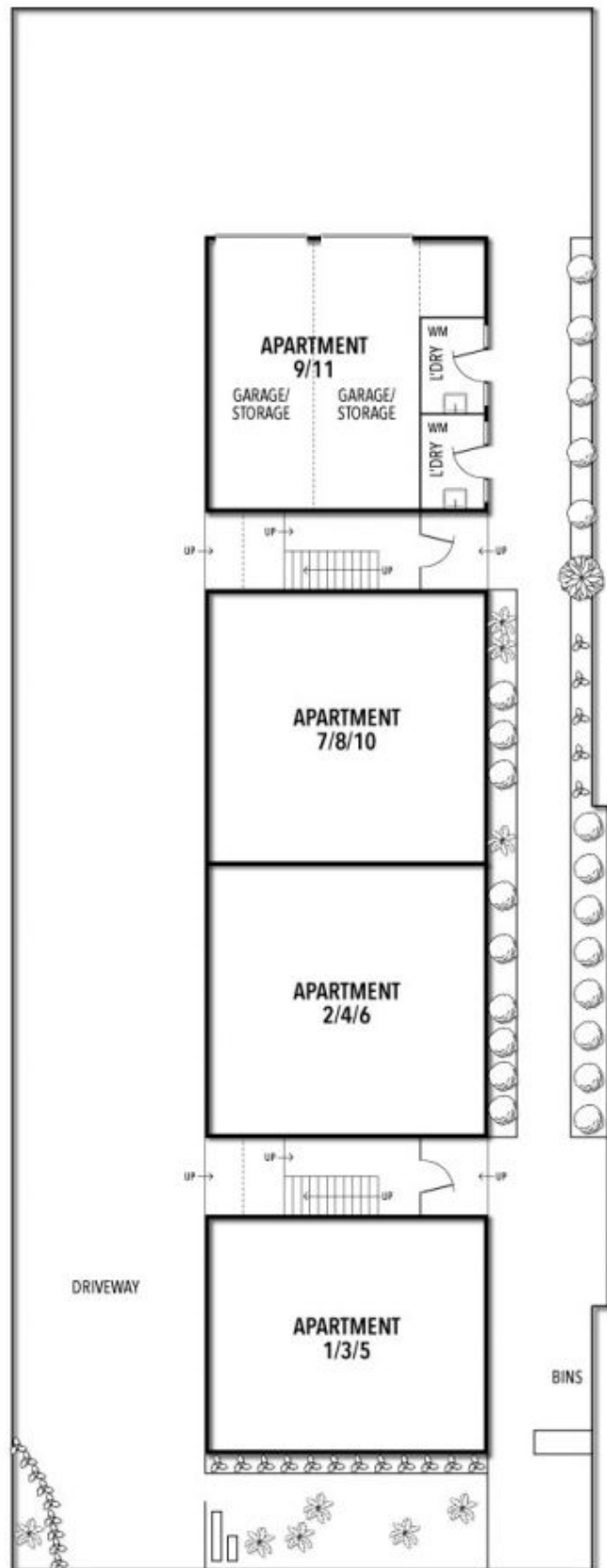
**UNIT 2**



**UNIT 3 & 5**



**UNIT 4 & 6**



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