



## 19/42 Waterloo Crescent ST KILDA



### St Kilda's Most Affordable

This light and bright Strata title studio is a winning combination of size, lifestyle and convenience. A short walk will connect you to trams, Barkly and Fitzroy, Albert Park Lake and the beach. Set on the first floor of the block, it features a generous area for living, dining and resting, All it needs is a cosmetic makeover to transform into a high yield investment or home.

This is a great opportunity for first home buyers to enter the market with confidence, while investors are sure to appreciate the value of the superbly central bayside address.

Property size - 26 sqm  
Body corporate - \$534 every 3 months  
Council rates - \$112.00 every 3 months

Peter Fein  
0418528888  
[peter@wilsonagents.com.au](mailto:peter@wilsonagents.com.au)

