

**98C Hotham Street St Kilda East**

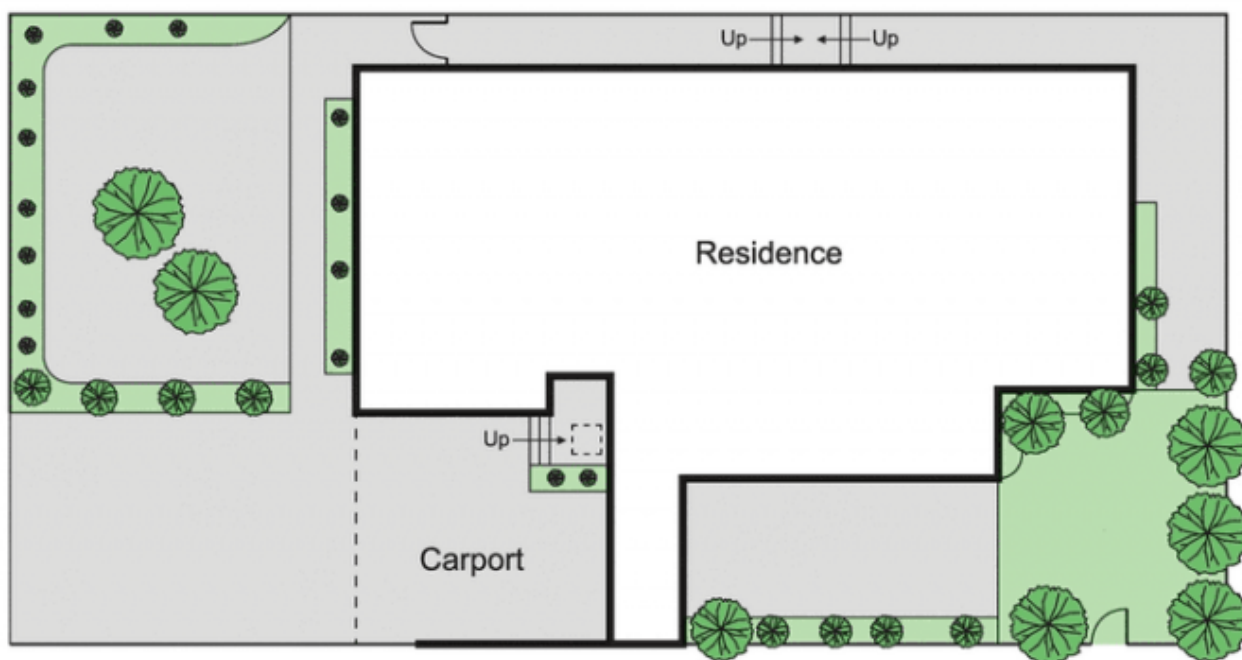
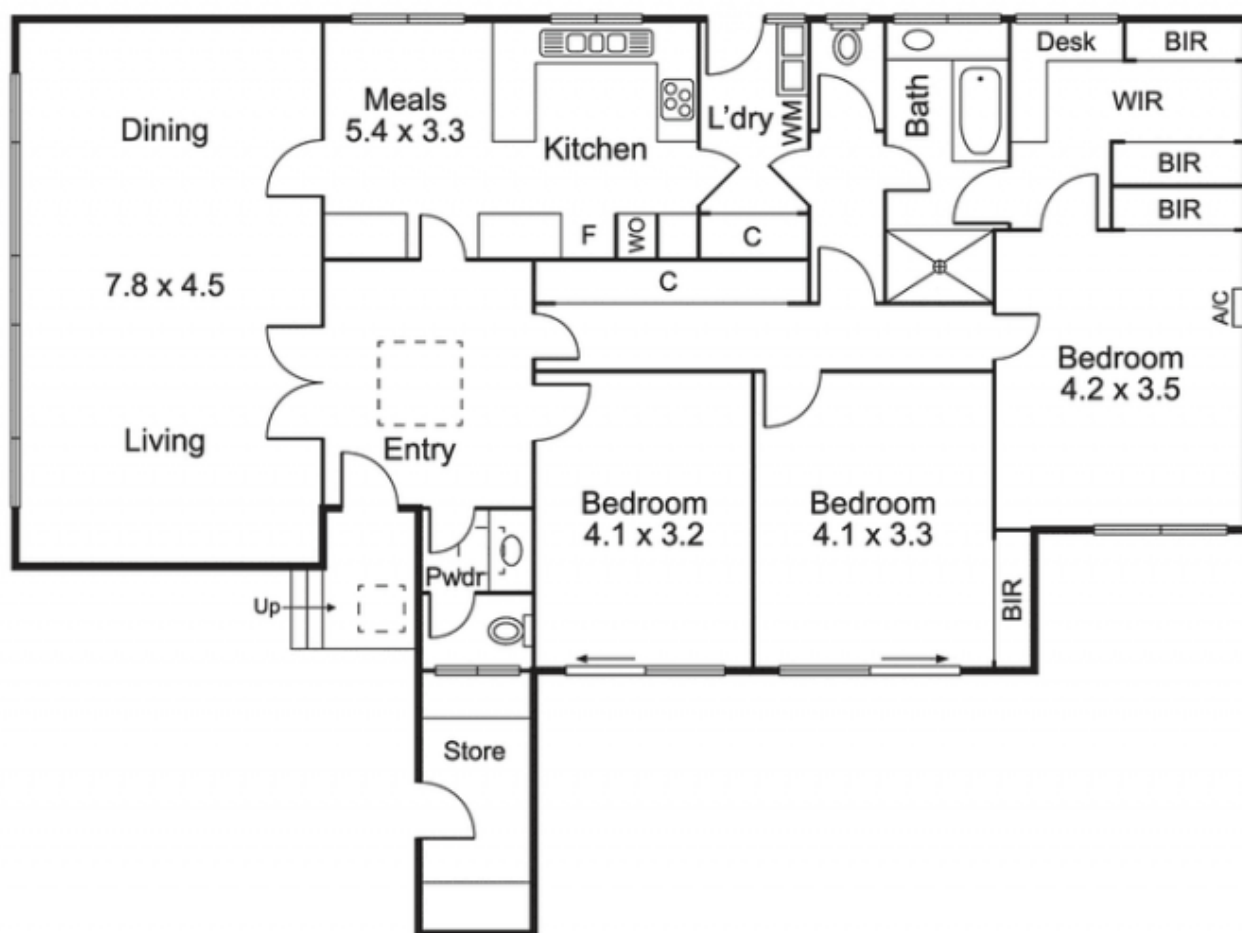
**3**  **2**  **2** 

**UNDER APPLICATION - No Further Inspections**

NOTE - MAXIMUM PERIOD OF LEASE AVAILABLE IS 2 YEARS

Nestled beyond a lushly landscaped front garden in a prime St Kilda East location, you'll find this beautifully maintained retro style, street fronted, single level house. This solidly built private sanctuary, a prime example of its era & featuring a flexible floorplan, will suit first home buyers wanting to enter the market, or savvy investors looking for a high growth location. A large entrance hall with parquet floors flows through to a light filled, expansive formal living & dining zone with a wall of windows - providing the perfect space for relaxing & entertaining while a spacious functional kitchen features an abundance of storage & cooking space & a spacious meals area. Also featuring a generous main bedroom with built-in robes, dual access ensuite & dressing room, a comfortable second bedroom with built-in robes & outdoor access & the option of a third bedroom/additional living space opening out to a privately enclosed alfresco courtyard & wrap around rear garden. Other features include a powder room with original terrazzo marble floors, separate laundry, double carport, central heating & an

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



Disclaimer: The measurements and/or dimensions of both the land and property as well as any internal measurements and/or dimensions of any rooms are approximate and may not be accurate. Prospective purchasers should carry out their own measurements and enquiries and engage the services of a licensed surveyor. To the maximum extent permitted by law, Gary Peer & Associates Pty Ltd gives no guarantee or warranty whatsoever as to the accuracy or otherwise of the measurements and dimensions set out (including but not limited to errors or omissions) and expressly disclaims all liability for any loss or damage, whatever the cause, which may arise from any person acting and/or relying on such measurements and dimensions.