



2A Attley Grove ST KILDA EAST

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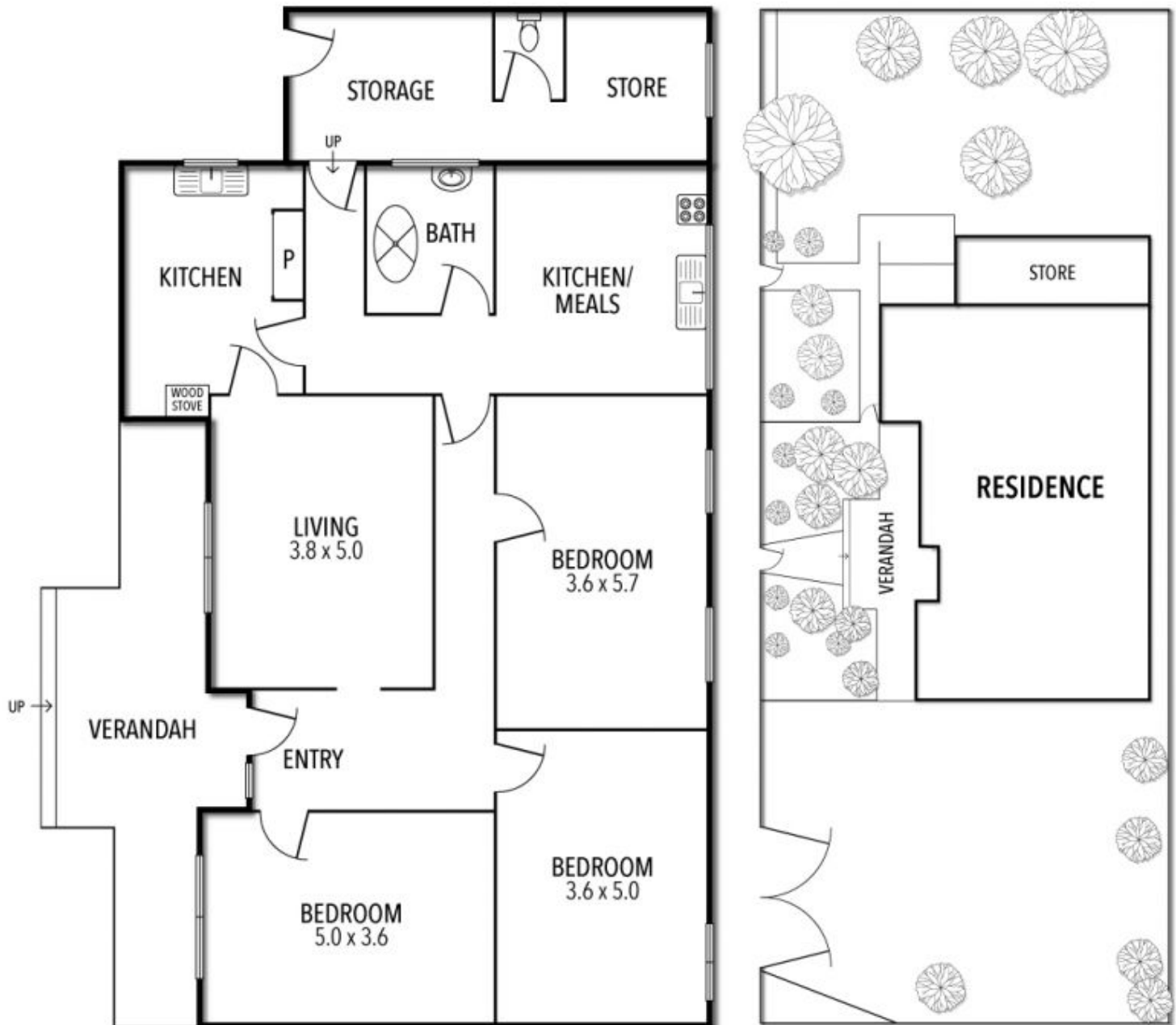
Prime Corner Position, Outstanding Potential

On a generous corner allotment of 604sqm (approx.), this 3-bedroom home offers options galore for the astute family, builder or developer in a prime St Kilda East position. Behind a charming solid-brick Edwardian façade, timber floors, high ceilings and period detail create a platform for the substantial renovation required throughout the spacious interiors in order to restore the residence to its former glory. Currently comprising six principal rooms (living room, two kitchens and three bedrooms), the large outdoor areas both at front and rear (north-facing) point to the genuine potential for extension or brand-new home/townhouse development (STCA). In a second-to-none location just a short stroll to schools (Caulfield Grammar, Gandel Besen House, Ripponlea Primary), and mere steps to the enchanting Rippon Lea Estate and Ripponlea Village trains/cafés, it makes for an enticing opportunity for the enterprising buyer.

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