



2A Attley Grove ST KILDA EAST

3 1 1

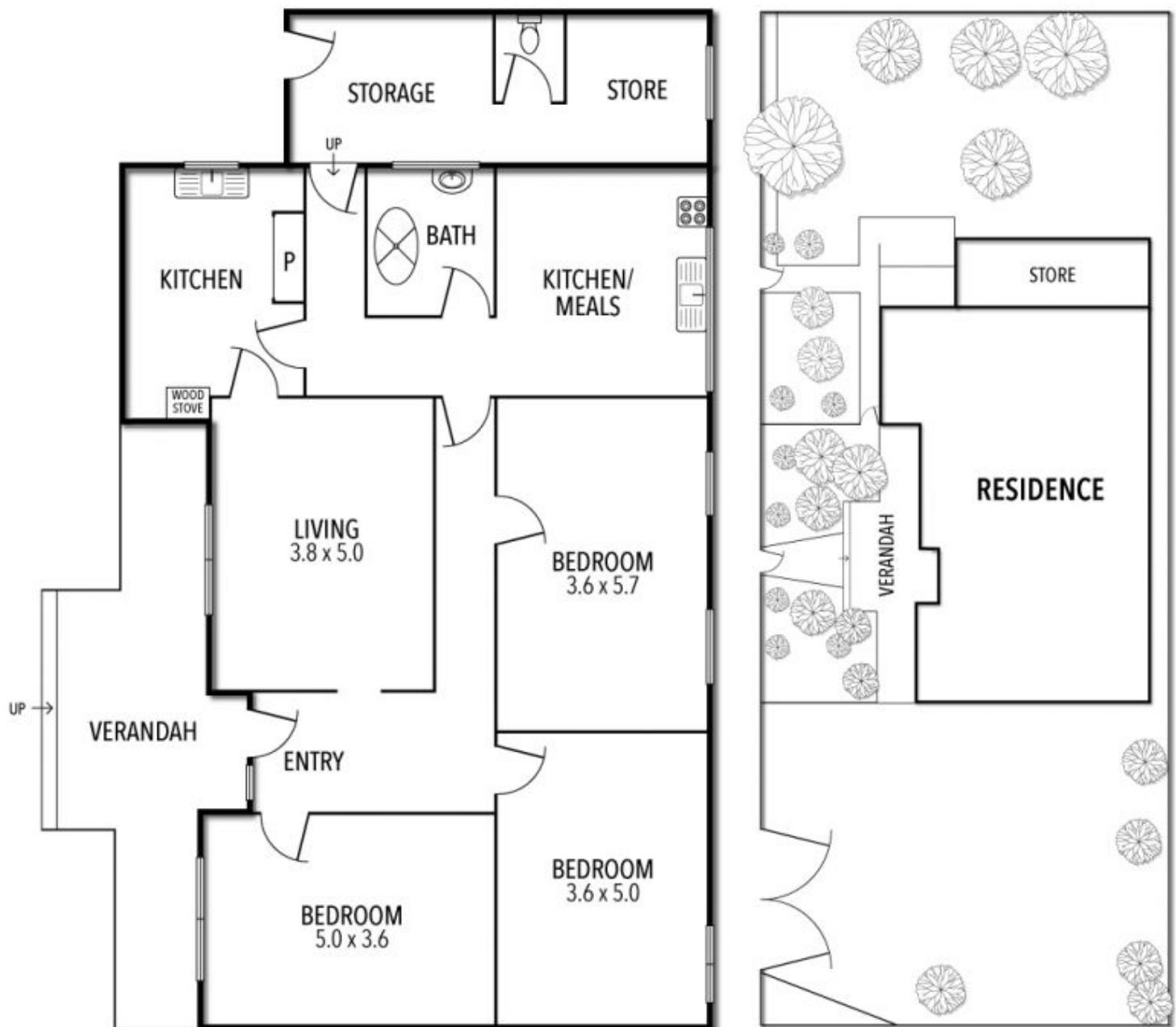
Prime Corner Position, Outstanding Potential

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/café, it makes for an enticing opportunity for the enterprising buyer.

Joey Eckstein
0419419199
jeckstein@wilsonagents.com.au

Peter Fein
0418528888
peter@wilsonagents.com.au

2A Attley Grove St Kilda East



This plan has been prepared for marketing purposes only. Please note that all measurements & angles are approximate only, so it is strongly advised that all interested parties should undertake their own investigation into the accuracy of the supplied information.
No representations or warranties of any nature whatsoever are given or attended.