

23 Attley Grove ST KILDA EAST

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The perfect street with planning permit for 2 new homes

Situated on a superb block of 484 square metres approx. in a cul-de-sac that's full of period homes is an opportunity to purchase this 6 room solid brick residence or redevelop the site with plans and permits ready to go.

Some of the well-preserved features include traditional barley twist columns, arches and a tessellated-tiled front veranda, decorative ceilings, leadlight windows and timber-panelled entry.

Superb block orientation with a large north / west-facing rear garden with room to extend or redevelop (Permit issued).

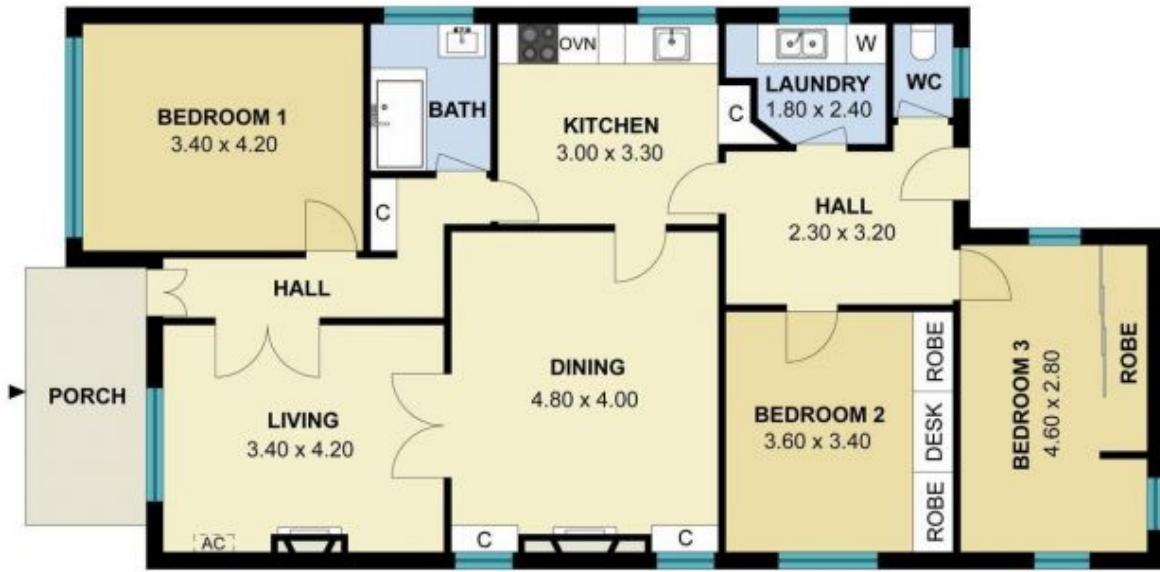
Once you've worked your magic, the home is poised to become a head-turning Spanish beauty. 5-star convenience at every turn with buses, Ripponlea Village and Station, Attica Restaurant, cafes, food stores, boutiques and excellent schools including Caulfield Grammar within walking distance.

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SITE PLAN



23 Attley Grove, St Kilda East

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.