



7/91 Hotham Street Balaclava, VIC



LIFESTYLE & POSITION PERFECT

Not many opportunities exist to purchase an older style large 2-bedroom ground floor strata security apartment with all the boxes ticked. Located at the rear of the block with entry hall, large living space, separate kitchen with gas cooking and meals area, excellent bathroom with shower over bath and laundry taps. Bonuses include, timber Venetian blinds throughout and Rinnai gas heater in the lounge plus an undercover carpark. The life you've always dreamed of is now within your grasp - just a walk away from Carlisle Street's and Glen Eira Roads cafe' culture, eclectic shops, supermarkets schools & the excellent transport network of buses, trams and trains.

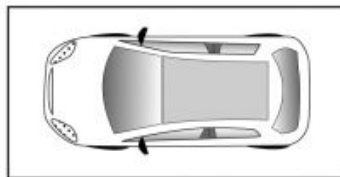
Council Rates: \$972.00/year (approx)

Water Rates: \$380.00/year (approx)

Strata Rates: \$487.00 p/q

John Kaufman

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Carspace
(Not in position)

This floorplan is a guide only and no warranty is given to its accuracy in dimensions. Purchasers are advised to carry out their own investigations.