



1/2 Hertford Street St Kilda East, VIC



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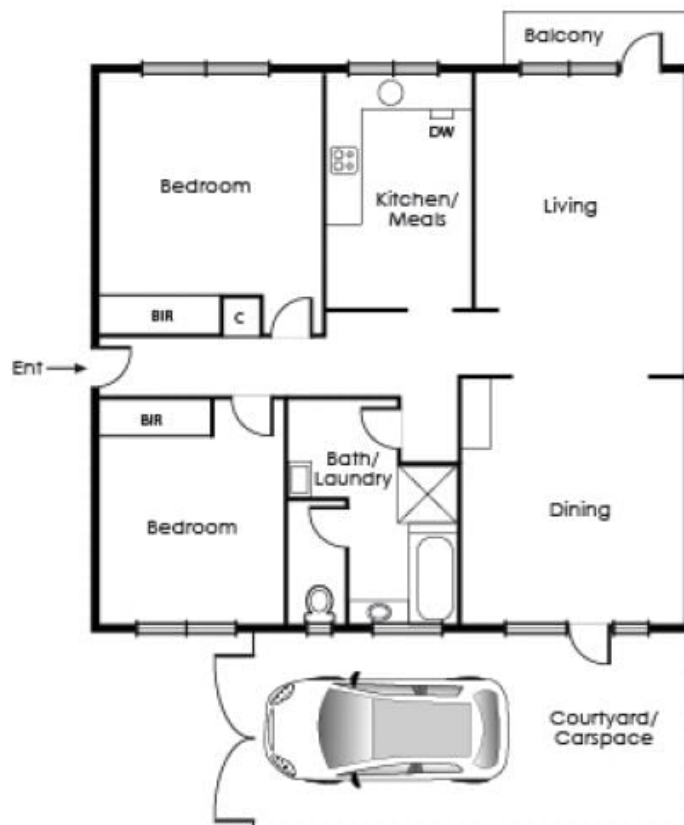
## AUCTION THIS SUNDAY OPEN FROM 12NOON

WHEN SIZE DOES MATTER IN A LIFESTYLE LOCATION WITH A COURTYARD

Nestled in a peaceful cul-de-sac, this extra-large ground floor 2-bedroom apartment offers a wonderful lifestyle opportunity combined with a superb generous layout. The spectacular open plan living & dining room opens to a generous al fresco courtyard garden perfect for entertaining, a modern eat-in kitchen with stone benchtops, gas cooking and dishwasher, a bathroom with a bath, separate shower and laundry facilities including a trough and two double bedrooms both with mirrored wardrobes. In an elevated setting in a solidly built boutique block of just seven with Alma Village, bus & tram stops, Alma Park, Carlisle & Chapel Street's train stations, shops & selection of cafes & restaurants all nearby making this attractive to both owner-occupiers and investors.

**John Kaufman**

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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.