

## Low maintenance lifestyle opportunity

2 1 1

Superbly positioned just a short stroll from leafy Alma Park, Balaclava Station, trams, and the vibrant Balaclava Road shopping and café precinct, this airy updated two bedroom apartment presents an exceptional opportunity for first homebuyers and investors alike, with Chapel Street shopping and restaurants also mere moments away.

At the entry, an air conditioned open plan living area flows seamlessly out to a private treetop balcony, ideal for outdoor dining and entertaining. A spacious separate kitchen and dining room comprises quality stainless steel appliances, a dishwasher, gas cooktop, and ample storage.

1/37 Hotham Street



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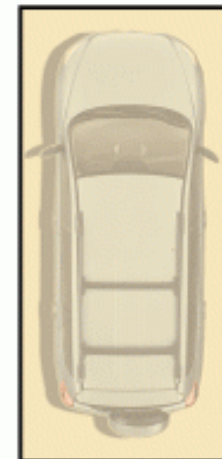


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**UNDERCOVER  
CARSPACE  
(NOT IN POSITION)**



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**1/37 HOTHAM STREET, ST KILDA EAST**

**BEKDON RICHARDS**