

**17/91 Hotham Street, St Kilda, Vic 3182**



**Apartment For Sale**

Thursday, 16 November 2023

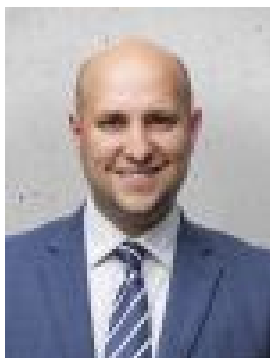
17/91 Hotham Street, St Kilda, Vic 3182

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Oren Flamm  
0395330999



Daniel Titkov  
0416855022

**\$460,000 - \$500,000**

In a world of its own on, this top floor apartment provides an exceptional level of lifestyle living for owner-occupiers or an outstanding opportunity for investors in a dynamic location on the doorstep of buses and within walking distance of Tram Routes 3 and 16, Balaclava Station, café-centric Carlisle Street, Hewison Reserve and Alma Park. With a central passageway giving way to all apartments, the interior shines with a generous living and dining room with a balcony and the constant climate control of a reverse-cycle air conditioner. The separate kitchen incorporates a meals area, one bedroom with full-height built-in robes, these bedrooms sit on either side of a big bathroom with shower-over-the-bath and washing machine taps.