

**2/45 Shelley Street, Elwood, Vic 3184**



**Apartment For Sale**

Tuesday, 2 April 2024

2/45 Shelley Street, Elwood, Vic 3184

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Belinda Van Suylen  
0450287007



Josh Van Suylen  
0432110355

**\$460,000-\$490,000**

Luxuriating in glorious sunshine and warmth thanks to its desirable northerly orientation, this inviting ground-floor apartment is positioned on one of the suburb's most sought-after tree-lined boulevards just footsteps to the village and bay. Looking out to the securely gated group's communal courtyard, the light-lavished sanctuary opens to interiors that include an open plan living/dining zone, a smartly appointed kitchen with breakfast bar and stainless steel oven and generous robed bedroom with access to the combined bathroom/laundry. Panel heating keeps the accommodation warm & cosy during cooler climes, while also offered is a private wrap-around courtyard with storage shed and an undercover, gated parking space. Head to one of the wonderful nearby cafes on Glen Huntly Road for your daily caffeine fix, relax in the St Kilda Botanic Gardens or wander along the foreshore and soak up your incredible surroundings! It is all so enviably close by for endless enjoyment, while public transport is readily available to take you to the CBD for a stress-free workday commute. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections