

**3/16 Avoca Avenue, Elwood, Vic 3184**

SLATER & LEVIN

**Apartment For Sale**

Wednesday, 27 March 2024

3/16 Avoca Avenue, Elwood, Vic 3184

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jack Slater  
0430283724



JAKE SULLEY  
0409995066

**\$680,000 - \$740,000**

Combining the most timeless elements of apartment living, this substantial 2 bedroom + study or 3-bedroom top floor security apartment is a classic canvas of significant space and natural light in a glorious location. A great project home with so much value to add, this solid brick abode has an open and airy living area with covered café balcony, a versatile adjoining study/dining room/potential 3rd bedroom, a modern classic kitchen (stainless steel cooking appliances) with casual meals area, 2 good size bedrooms (built in robes) and a full original bathroom with segmented laundry and separate toilet. Super easy care and practical for renters with its tiled floors, this exciting offering is appointed with reverse cycle air conditioning, video intercom and a lock up garage. In a boutique older style building of just 8, a heartbeat to the beauty of the St Kilda Botanical Gardens, close to the city tram route on Brighton Road, the vibrant café scene on Tennyson Street and the famous foreshore, walking trails and beaches along the coastline.