

**7/6 Cardigan Street, St Kilda East, Vic 3183**



**Sold Apartment**

Wednesday, 4 October 2023

7/6 Cardigan Street, St Kilda East, Vic 3183

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Declan Muir  
0359952003



Russell Muir  
0359909533

**\$270,000**

Welcome to 7/6 Cardigan Street, St Kilda East! This originally presented top floor 1-bedroom, 1-bathroom apartment including 1 carpark on title is ready to go! Situated in a popular location, this property offers a convenient and vibrant lifestyle. With a building area of 45sqm approx. and in a building of only nine 1 bedroom apartments, it provides a perfect entry to property ownership or a bulletproof investment with a potential 5.5% + return! The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped with all the necessary appliances and offers plenty of storage space. The bedroom is spacious and offers direct access to the bathroom featuring shower over a bath and toilet and vanity, all original and although functional with an update it would be fantastic. Located in a 3 level building and situated on the top floor at the front of the building, this property offers glimpses of the city skyline and The Palais in St Kilda if your eye sight is good!. The building is well-maintained and offers excellent security for peace of mind with intercom entry and updated aluminum windows. On each level is a laundry if required and with only 3 apartments on each level its ideal for quiet living. Outside, Cardigan Street is a local only one way street so not a racetrack and there are plenty of vibrancy with a wide range of amenities, including shops, cafes, and restaurants within walking distance. With easy access to public transport, both tram and train and major roads, this property is perfect for those who want to enjoy the convenience of urban living and also at a price point where you can add value by updated the apartment to your own needs and style choices, a coat of paint and new floor coverings would transform this apartment. Don't miss out on this fantastic opportunity to own an apartment in St Kilda East. Contact us today to arrange a viewing and make this apartment your new home! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL INSPECTIONS!** **DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information, however it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.