

FORGET THE REST, INVEST IN ST KILDA'S BEST!

FREEHOLD BLOCK OF FLATS
TWELVE (12) FULLY REFURBISHED
TWO BEDROOM ART DECO RESIDENCES
IN THE HEART OF ST KILDA

CHARNWOOD RESIDENCES
18-20 Charnwood Road, St Kilda



**FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 3RD OF OCTOBER 3.00PM**

CBRE

ST KILDA SNAPSHOT

MEDIAN HOUSE PRICE
OF \$1,770,000**

RECORD LOW VACANCY
RATE OF 1.5%



Outline indicative only



Wholly-owned block of twelve
(12) two bedroom, **fully refurbished**
Art Deco apartments



Sprawling 825sqm* St Kilda landholding in a tightly
held pocket, only 170m* to St Kilda Road, and 6km* to
Melbourne's CBD



Nestled in an **amenity rich pocket** which appeals to a
variety of tenants: Fitzroy & Chapel Streets Retail Strips
(from 500m*), St Kilda Road Trams (200m*), Windsor
Train Station (600m*) & St Kilda Beach (1.5km*)



Minimal future capital expenditure
providing **massive income potential**



Exclusive private outdoor courtyards



Enormous capital invested in refurbishment



Outline indicative only

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice. **Source: Real Estate Institute of Victoria