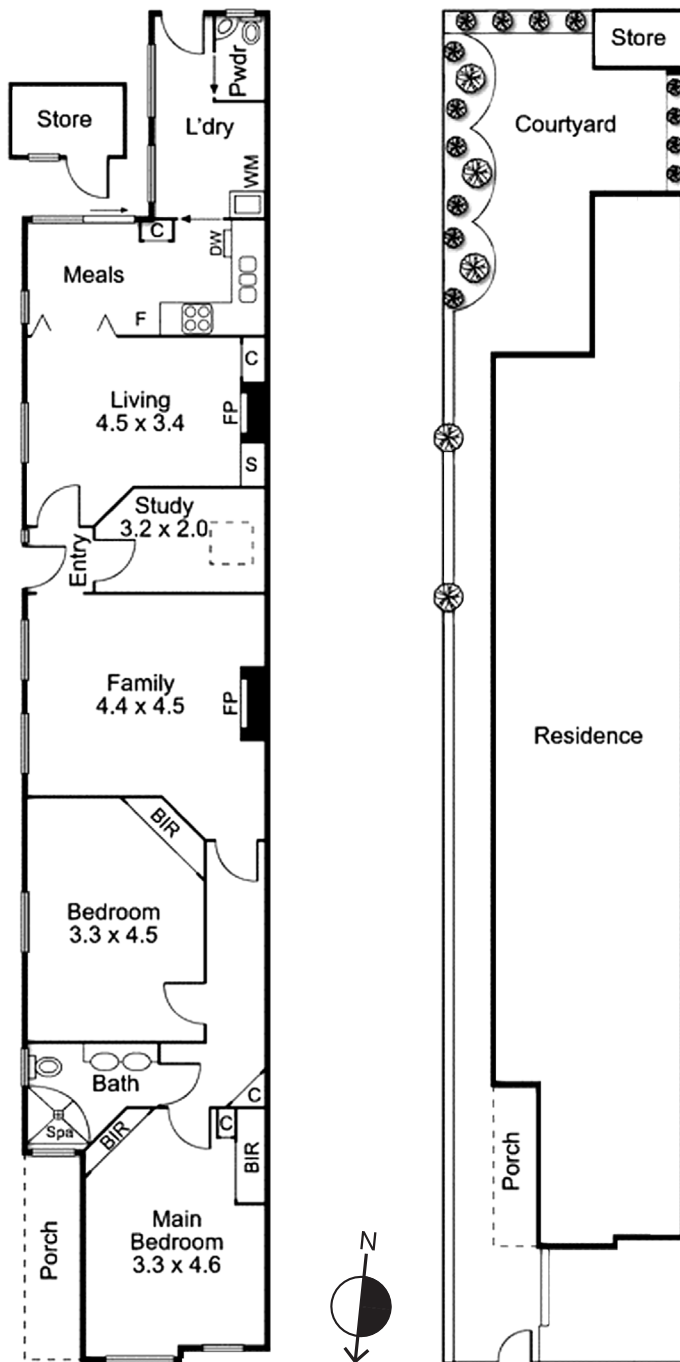


# ST KILDA 6 Wordsworth Street



# CAYZER

# ST KILDA 6 Wordsworth Street



## SO CLOSE TO THE BEACH

- Within one block of the beach and St Kilda Marina
- Moments from Acland Street Shopping Precinct, St Kilda Botanical Gardens and No.96 CBD Tram
- Beautiful hardwood floors, stained glass feature windows and ornate fireplaces

Classic brick semi-detached Edwardian presents exciting possibilities. Immediately liveable with a flexible floorplan of 2 to 3 bedrooms, ducted heating and cooling, central family/living area, kitchen with adjoining meals and separate laundry with second w/c.

Rear paved courtyard garden with garden shed. Abundant natural light throughout, terrific bones and structure to work with for second level addition (STCA).

Allotment size: 202sqm Approx.

2 1 1

**Auction** Saturday 24 August at 1pm

**Inspection** As advertised or by appointment

**Contact** Michael Szulc 0417 122 809  
Jordan Gravestain 0448 250 193

**Mel Ref** 58 A12



# CAYZER

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cayzer.com.au