

**\$320,000**



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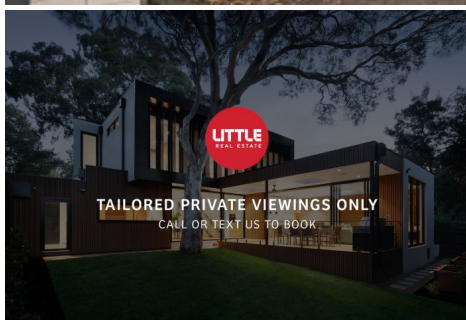


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📍 3/23 Avoca Street SOUTH YARRA VIC



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## Position Perfect Leafy Avoca Street

**\*\*INSPECTIONS BY APPOINTMENT ONLY. PLEASE CONTACT OLIVIA OR ANDREW DIRECTLY TO SCHEDULE YOUR OWN PRIVATE VIEWING AT A TIME TO SUIT YOU.\*\***

Avoca Street South needs no introduction. This well-located property is at the heart of all that South Yarra has to offer, with some of Melbourne's most popular restaurants, wine bars and fashion houses at your doorstep. An affordable entry point, this one-bedroom apartment is designed for those breaking into the market, investors or out-of-towners looking for a Melbourne pad.

- Light and bright throughout
- Leafy outlook from balcony
- Air conditioning to lounge room
- Secure undercover car bay for one car
- Competitive Body Corporate Rates

Enjoy the lifestyle with a short stroll to Toorak Road, Chapel Street, Botanical Precinct and easy access to public transport. This property is a must to inspect.

For more information, please contact Andrew McCalman or Olivia Piccinin today.



**Andrew McCalman**

*Senior Sales Consultant - Licensed Estate Agent, VIC*

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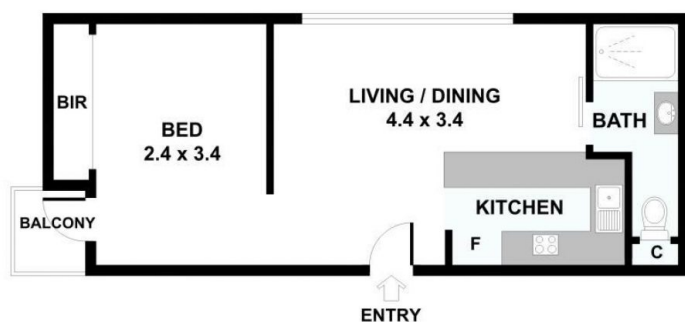


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### 3/23 Avoca Street, South Yarra



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

