






57 Hargest Crescent, Saint Kilda

## Seriously for Sale - Lock in your viewing today!

When it's all about location this one ticks the boxes - tucked away on the fringe of ever popular St Clair. You are positioned nicely for walking access to top schools including St Clair Primary and Queens & King High Schools. When it comes to the evening and weekends you are a short stroll from the ever popular esplanade precinct with options a plenty whether its a morning coffee and a walk on the beach, maybe a swim at the hot salt water pool, a cafe lunch or dinner, a gelato and a swing at the park with the kids, to browsing the shops St Clair has it all covered & 57 Hargest has you just a short walk away from it all! Did we also mention in the other direction you're 5 mins away from the local 4 square, butcher, vet, fish & chip shop, dentist and the bus route into the city.

A solid brick home offering 3 generous sized bedrooms, multiple living areas set in a light bright contemporary finish with fresh paint & brand new carpet throughout. Positioned well for all day sun & on those cooler days you can be assured you are toasty warm with the 2 heat pumps. The kitchen, dining and laundry area at the rear of the home is a large, functional and very workable space...theres even a walk in pantry! The level, lawned & fully fenced 554m<sup>2</sup> section is a blank canvas leaving room for creating a garden, outdoor living or

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**FOR SALE**  
Enquiries Over \$599,000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

expansion of the home (subject to council consent). With a single garage and plenty of off street parking in the driveway this home really does tick all the boxes.

This home also makes an attractive investment option for those looking for a rental property with a current rental appraisal of \$570 - \$600 per week.

Get in touch today to view or we look forward to seeing you at one of the open homes!

## MORE DETAILS

Property ID                   3QDHGDS  
Property Type               House  
Land Area                   554 m2  
Licensed Real Estate Agents (REAA2008)

**Tania McInally 021 592 212**

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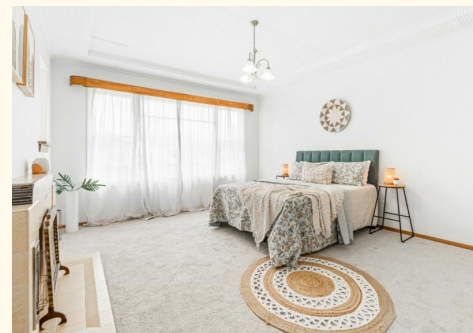
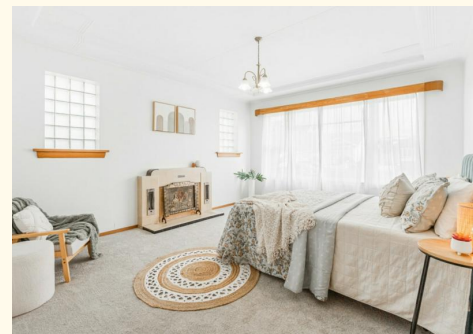
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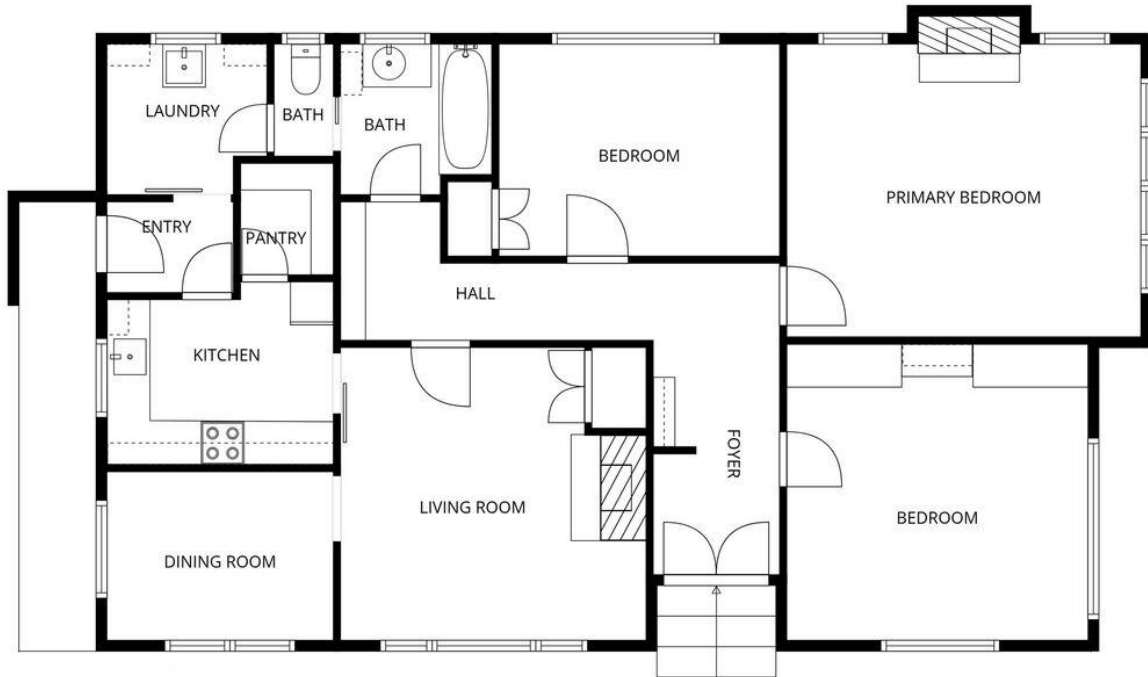
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Sizes, dimensions & directions are approximate, actual may vary



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