

EAST MELBOURNE

15/18 Grey Street

If East Melbourne is top of your hitlist of suburbs to buy into, this unit represents a way to shoehorn in. It is a small one-bedroom unit in a 1930s block of 12.

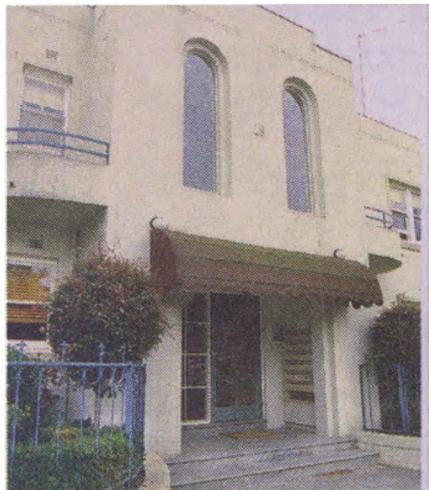
It is basic: literally a living room, bathroom, kitchen and bedroom ranged next to each other and set on the ground floor in the middle of the block. It is, however, tidily renovated and presented.

You enter the unit down a common corridor and the room facing the front door is the bathroom. Though compact, this room has a washing machine in a cupboard, a bath, a basin and toilet.

To the left is the living room, with thick plastered concrete walls and an old-fashioned gas fire. The hardwood floor here and throughout have been stripped back to honeyed wood.

Next to the bathroom is the kitchen, with beige laminate bench-tops and a workable cupboard space. A small table fits snugly.

Surprising is the size of the bed-



room, which has ceiling-height wardrobe and eastern light, although, as with all the windows, there is no outlook to speak of.

Externally, the setting works because the block is diagonally across from the Darling Gardens and close to Hoddle Street. The city, of course, is a wander across the Fitzroy Gardens. **AUCTION** Saturday, May 17, at 11am through Carmichael & Weber (9417 3888).

INSPECT By appointment.

EXPECT \$280,000-plus.