



3/138 Alma Road St Kilda East VIC 3183

 2  2  1

\$545

Date available: 14 May 2021

[Book Inspection](#)

## 3D TOUR COMING - ALMA - 2 Bed , 2 Bath 1 Car

This ground floor apartment is part of a heritage development boasting space, convenience and quality ! Enjoy the lifestyle that only comes with this prime location, get your coffee and bagels in Carlisle Street, tapas and boutique beers in Chapel Street or just a picnic at St Kilda foreshore. Also surrounded by schools, parks, trams, trains and lots more !

Property features :

Open plan contemporary kitchen with mirrored splash back , Caesar stone benchtops and wooden island bench , Stainless steel appliances , gas cooktop , electric oven and dishwasher

Spacious open plan lounge room with split system, that flows out to your private courtyard , perfect for summer entertaining !

Master bedroom with ensuite bathroom and your very own walk in robe + ceiling fan

Second bedroom with built in robes + ceiling fan

Central bathroom with large shower , basin & toilet

European laundry facilities

Lush , leafy courtyard

Secure basement car space with storage above car space

Bike rack

Boutique block of only 12 apartment.

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Note: Breakfast bar not included.

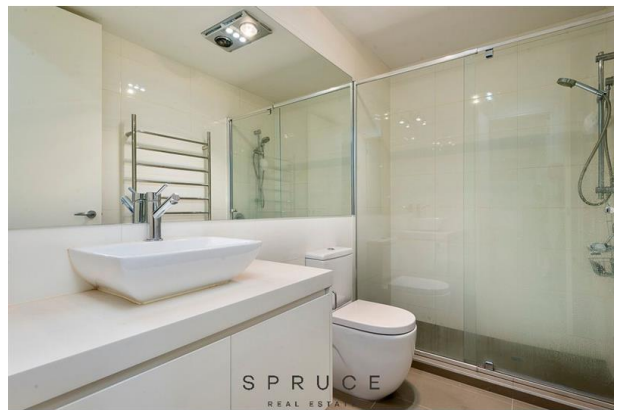
**\*\*HOW TO INSPECT THIS PROPERTY\*\***

Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details.

By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you MUST confirm your appointment 2 hours before otherwise the inspection may be cancelled. **\*\*For guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed.\*\*** PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.

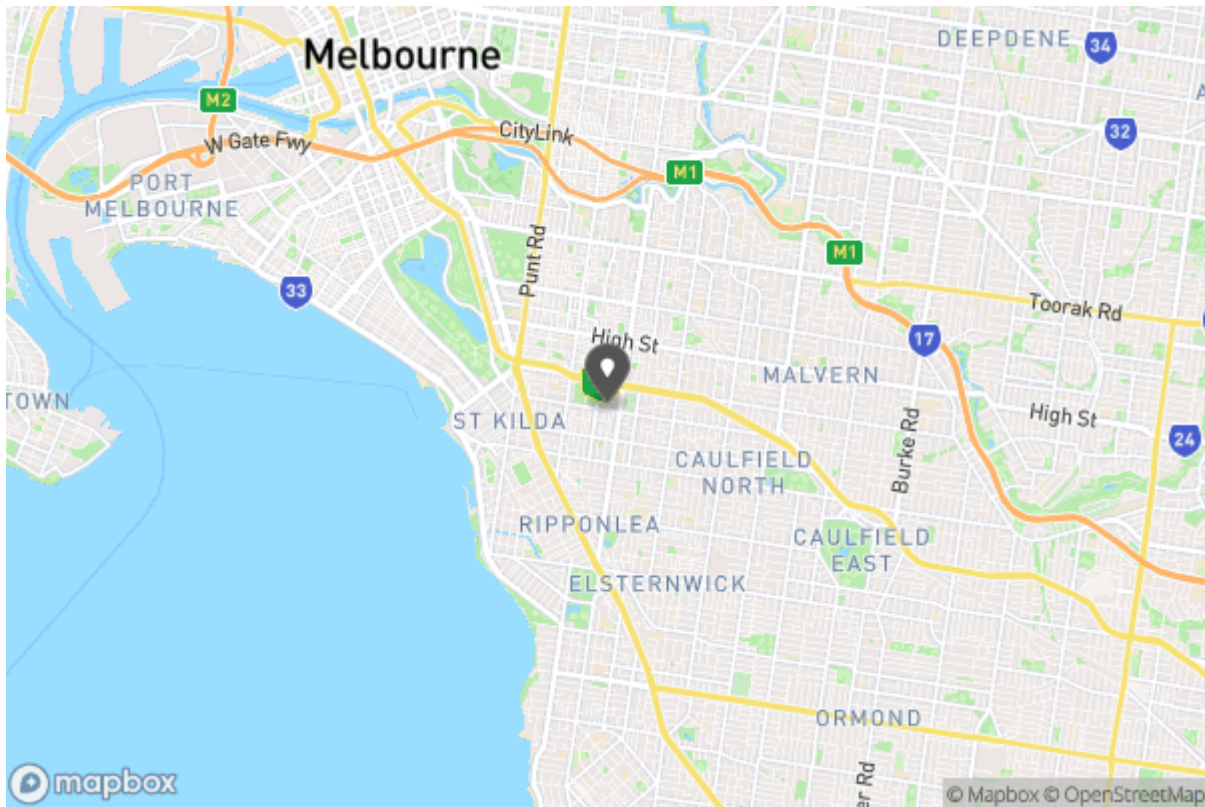
**\*\*As per VIC government guidelines, it is now mandatory for every individual person to QR scan into each property. Please note, you will be denied access if you do not adhere to government requirements\*\***

# Gallery





# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

## Leasing Department

leasing@sprucere.com.au

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## Why Book with Spruce Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://2apply.com.au/Form?AgentID=PM-SPRUCE&UniqueID=acee001f385d49dab1df22525492545d)

<https://2apply.com.au/Form?AgentID=PM-SPRUCE&UniqueID=acee001f385d49dab1df22525492545d>