



**19 ASCOT STREET,  
SAINT KILDA**

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# LOW-MAINTENANCE LIVING

 3  1  110 m<sup>2</sup>  443 m<sup>2</sup>

Set on a flat, easy-care section, this tidy three-bedroom home is a practical option for first-home buyers, investors, or anyone looking for a low-fuss property in a popular location.

The open-plan layout includes a modernised kitchen with a central island, flowing into the living and dining space. French doors open to a sunny, fully fenced backyard, creating an easy connection to the outdoors. A heat pump keeps things comfortable year-round. The interior is neat, with tidy carpet and a fresh feel throughout. Completing the property is the garage and easy-care section.

Previously a rental, the property will have an updated rental appraisal available. Whether you're looking to move in, rent out, or make a few updates over time, this home has solid potential in a great spot.











LEGALS	Land Area	443 m
	Floor Area	110 m
	Tenure	Freehold
	Rateable Value	\$445,000
	Land Value	\$370,000
	Improvements value	\$75,000
	Council Zone	Residential1

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ENERGY	Heating	Heat pump
	Windows	Timber
	Water Heating	Electric

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CONSTRUCTION	Year Built	1920s
	Exterior	Weatherboard
	Roof	Decramastic Tile

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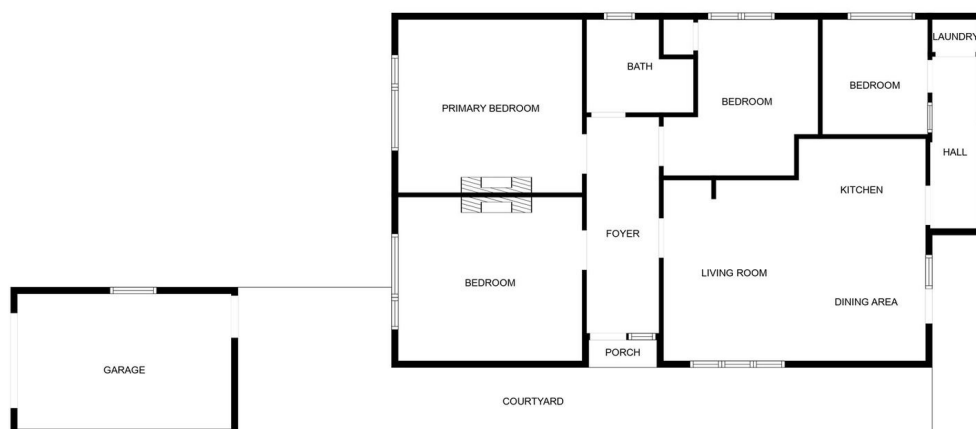
EDUCATION		
Early Childhood		
Mini Thinkers, Little Wonders, Saint Kilda Kindy, Jade Star Childcare, Rainbow Preschool		
Primary	Tahuna, Musselburgh School	
Secondary	Kings High School, Queens High School, Bayfield High School	

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CHATTELS	Fixed floor coverings, Light fittings, Range hood, Dishwasher, Bathroom extractor fan, Window treatments, Heat pump, Smoke detectors, Electric Oven, Clothesline
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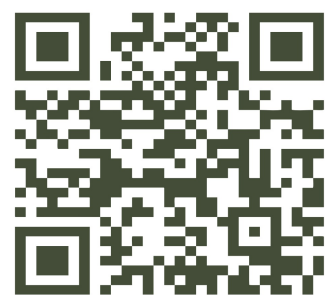
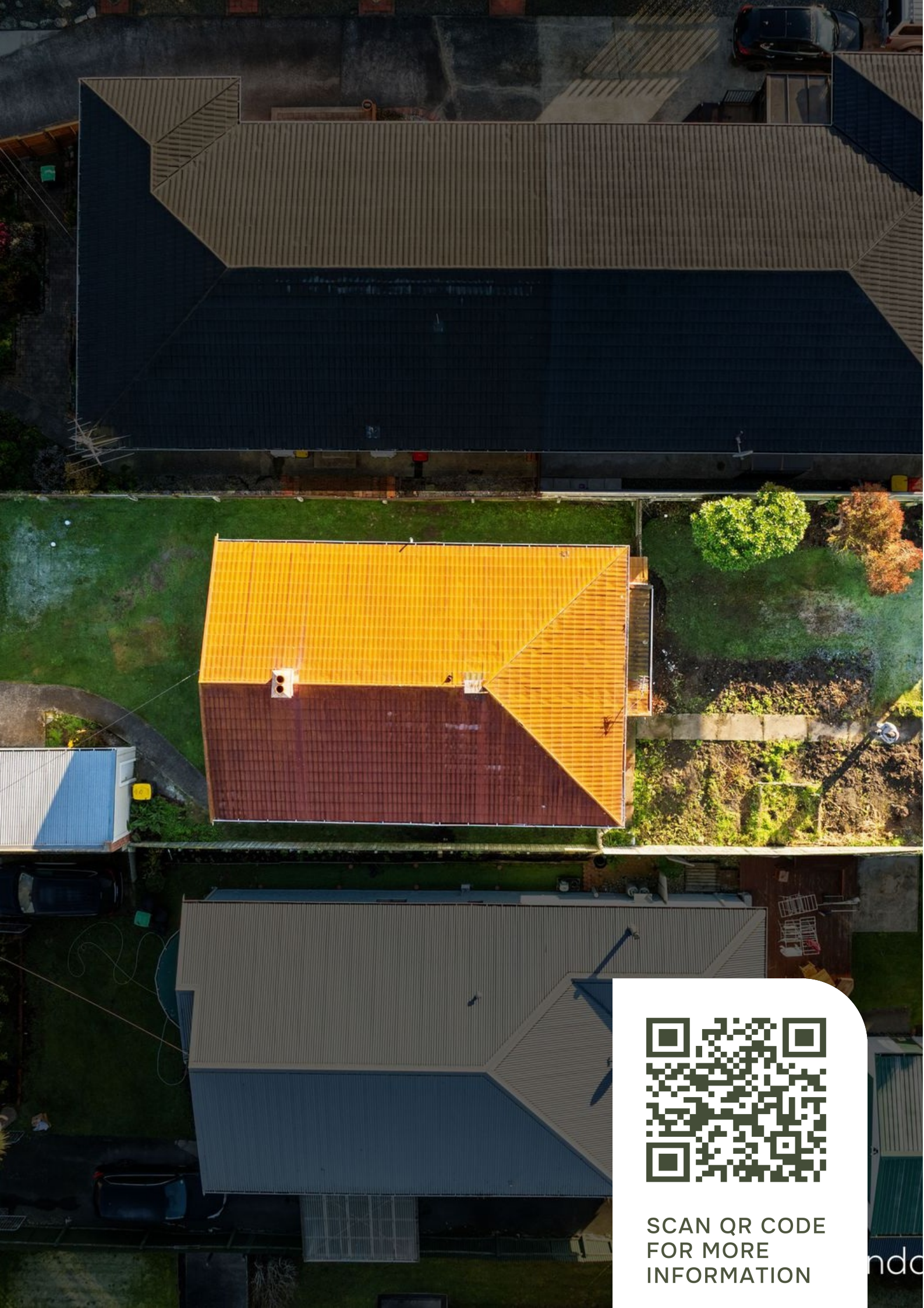
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*This floor plan is not to scale and is for illustrative purposes only.*





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At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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