

# MIDDLE PARK 102 Armstrong Street



# CAYZER

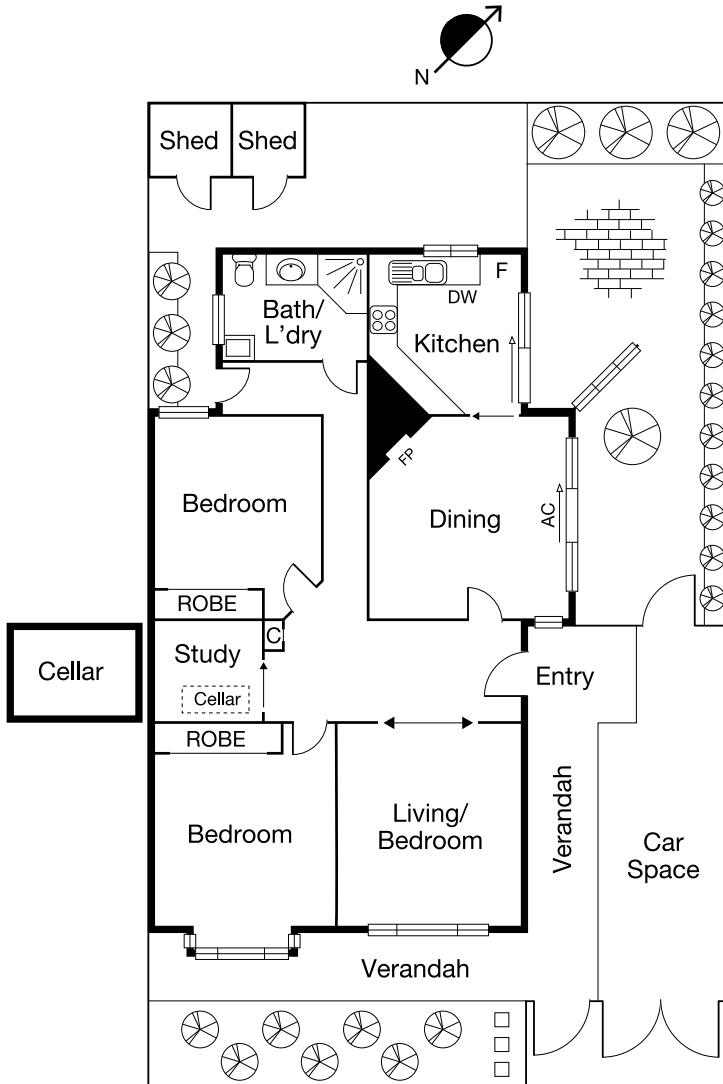
# MIDDLE PARK 102 Armstrong Street

## WORTH WAITING FOR!

- 50 metres to Middle Park beach
- Short stroll to Armstrong Street shops and cafes, public transport, schools and MSAC
- Car parking via front crossover

Residing in one of Middle Park's most prized locations and offering a frontage of approx. 12 metres, this extremely rare, free-standing, double fronted home offers outstanding scope to renovate or extend if desired (STCA).

Comprising: Wide hallway entrance, character filled and spacious front lounge/bedroom, two further excellent double bedrooms (built-in robes), study with cellar and bathroom. Light-filled formal dining/sitting room (open fireplace) which leads to kitchen/meals area and north-facing paved courtyard.



3 1 1 1

FOR SALE

**Inspection** As advertised or by appointment

**Contact** Simon Carruthers 0438 811 601  
Geoff Cayzer 9690 9782  
Jordan Gravestein 0448 250 193

**MeL Ref** 57G7

**GAVL**  
LIVE AUCTIONS



Interactive Floorplan

# CAYZER

Albert Park 330 Montague Street 03 9699 5999  
Port Melbourne 370 Bay Street 03 9646 0812

[cayzer.com.au](http://cayzer.com.au)

Every care has been taken to ensure the information contained in this document is accurate. The diagrams/plans are a representation only and are not to scale. Interested parties should seek independent legal advice. Cayzer Real Estate Pty Ltd does not accept any responsibility or liability as a result of the information provided in this document. If your property is currently listed for sale with another agent, please disregard this notice. | Cayzer Real Estate Pty Ltd | CRE20501-025 180319