

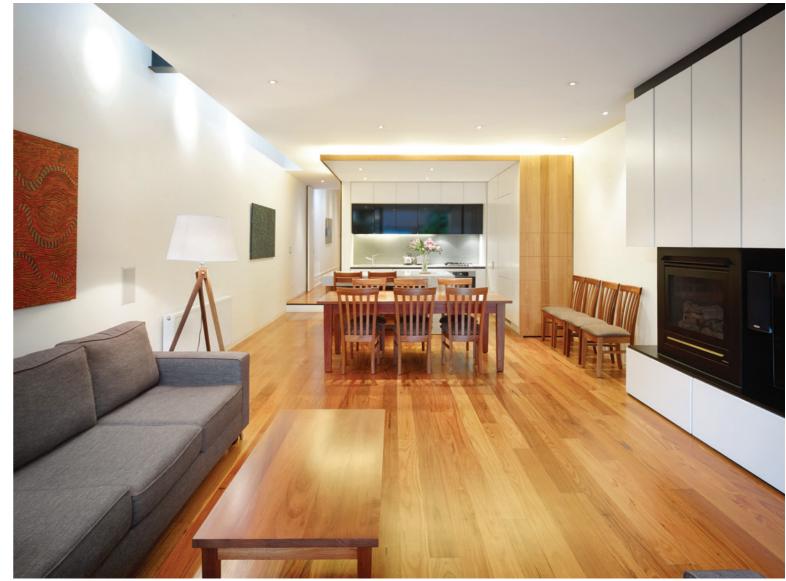


CAYZER Albert Park 330 Montague Street 03 9699 5999
Port Melbourne 310 Bay Street 03 9646 0812

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RENOVATED VICTORIAN ELEGANCE IN DRESS CIRCLE LOCATION

- Exquisite period detailing, exceptional high-quality fit out
- Hydronic heating and air conditioning throughout
- Prized location, only a short stroll to Middle Park Village, Fitzroy Street, public transport and beach

Comprising: Arched hallway entrance, two double bedrooms - each with built-in robes and open fire place, serene central bathroom, state of the art modern kitchen with Carrera marble bench tops and European appliances.

Upstairs: Main bedroom with walk-in robe and ensuite, fourth bedroom plus separate study and rooftop retreat.

Features: Light filled open plan living and dining area with floor to ceiling glass sliding doors, opening to rear deck and courtyard. Right-of-way rear lane access.

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Auction	Saturday 17 March at 2pm
Inspection	As advertised or by appointment
Contact	Simon Carruthers 0438 811 601
	Jason De Stefano 0413 292 666
	Geoff Cayzer 9690 9782
Mel Ref	57 H7
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