





## 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.

4          2          1	
<b>Auction</b>	Saturday 17 March at 2pm
<b>Inspection</b>	As advertised or by appointment
<b>Contact</b>	Simon Carruthers 0438 811 601 Jason De Stefano 0413 292 666 Geoff Cayzer 9690 9782
<b>MeI Ref</b>	57 H7
<b>Website</b>	36parkroadmiddlepark.com



Interactive Floorplan

**CAYZER**  
PRESTIGE PROPERTY