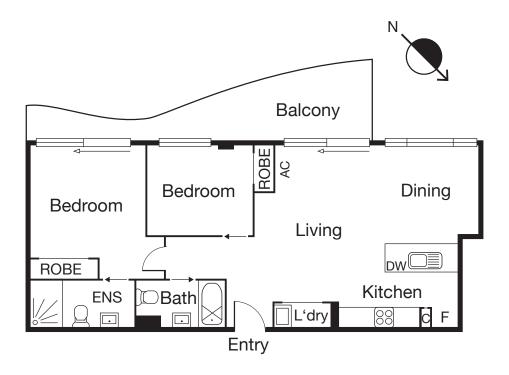
## **PORT MELBOURNE** 505/232-242 Rouse Street





## CAYZER



## RARE AND AFFORDABLE WATERFRONT APARTMENT

- Secure under cover car space
- Split system heating / cooling

CAYZER

• Outstanding lifestyle opportunity just a short stroll to beach, Station Pier, Bay Street and public transport

Only one block from the beach and offering delightful aspects of Port Phillip Bay, this top floor light -filled apartment comprises: Two excellent double bedrooms (each with BIRS and main with ensuite), second central bathroom plus separate European laundry.

Well-appointed kitchen featuring stone bench tops and stainless-steel appliances with adjacent open plan living / dining area leading to magnificent entertainer's balcony which provides sensational 180 deg views.

| ⊨ 2 🖶 2 🖙 1 |                                                          |
|-------------|----------------------------------------------------------|
| Auction     | Saturday 28th July at 11am                               |
| Inspection  | As advertised or by appointment                          |
| Contact     | Simon Carruthers0438 811 601Jason De Stefano0413 292 666 |
| Mel Ref     | 57 B3                                                    |



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

## 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 | CRE20401-071 020718