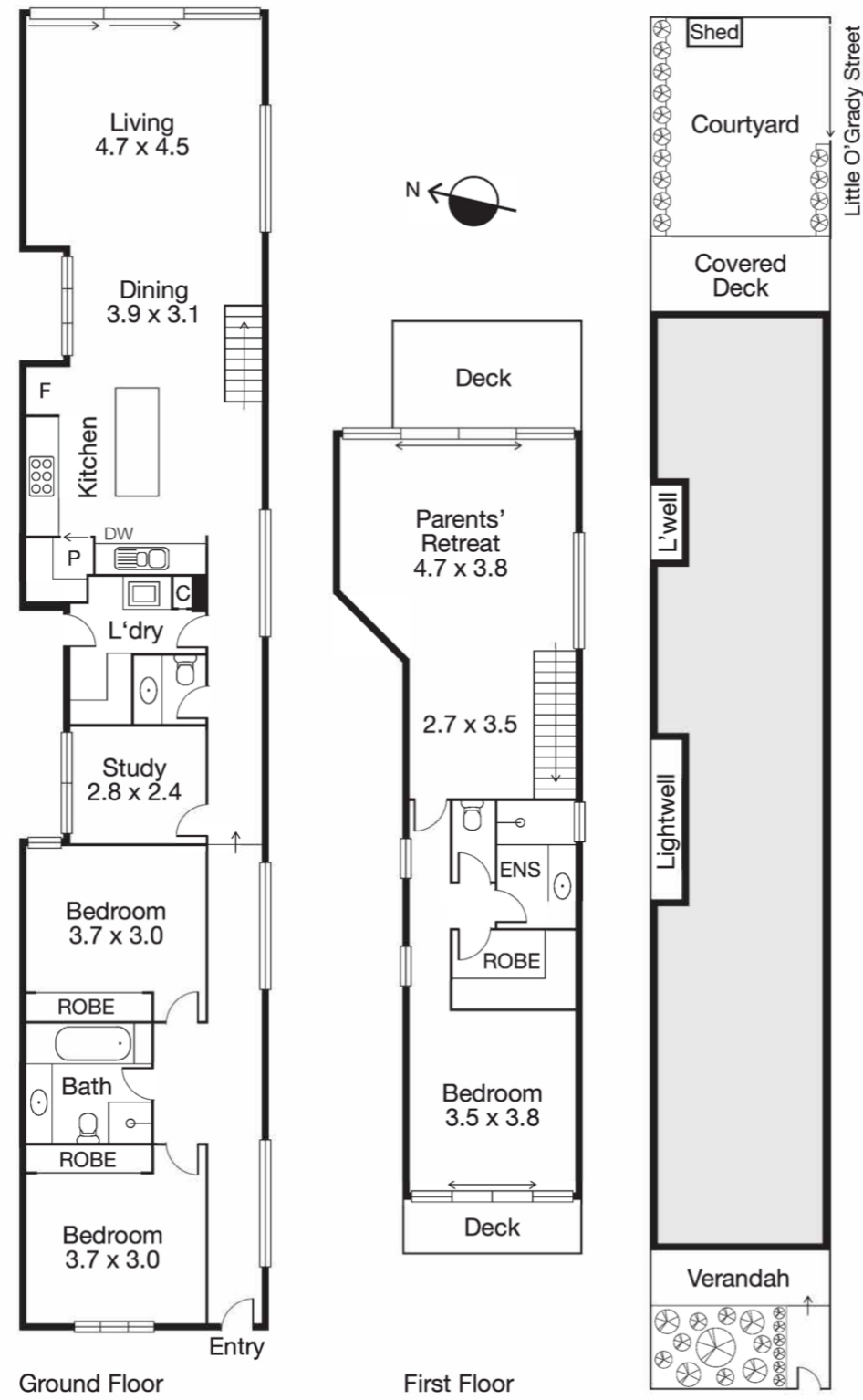


ALBERT PARK 51 Moubray Street

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**CAYZER**

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## RENOVATED VICTORIAN IN PRESTIGIOUS LOCALE

- Zoned heating / cooling
- Abundance of natural light plus American oak hardwood floors throughout
- Wonderful lifestyle opportunity just minutes' walk to Albert Park Village, shops and cafes, schools, public transport, MSAC and beach

Positioned in one of Albert Park's most coveted locations, this stunning architecturally designed Victorian residence, over two exciting levels comprises:

Wide hallway entrance, two excellent double bedrooms (each with built in robes), fully tiled family bathroom, study / 4th bedroom, spacious laundry and separate powder room, state of the art

modern kitchen featuring stone bench tops, Ilve / Bosch appliances and soft close cabinetry. Expansive and sun-filled open plan living / dining area with floor to ceiling glass sliding doors opening to private deck and paved courtyard with car access of Little O'Grady Street.

Upstairs: Main bedroom, walk in robe and en-suite. Retreat / rumpus room opens to north facing balcony.

4 2 1

**AUCTION** Saturday 27 March at 12pm

**Inspection** As advertised or by appointment

**Contact** Simon Carruthers 0438 811 601  
Geoff Cayzer 03 9690 9782  
Michael Szulc 0417 122 809

**MeI Ref** 57 E4

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