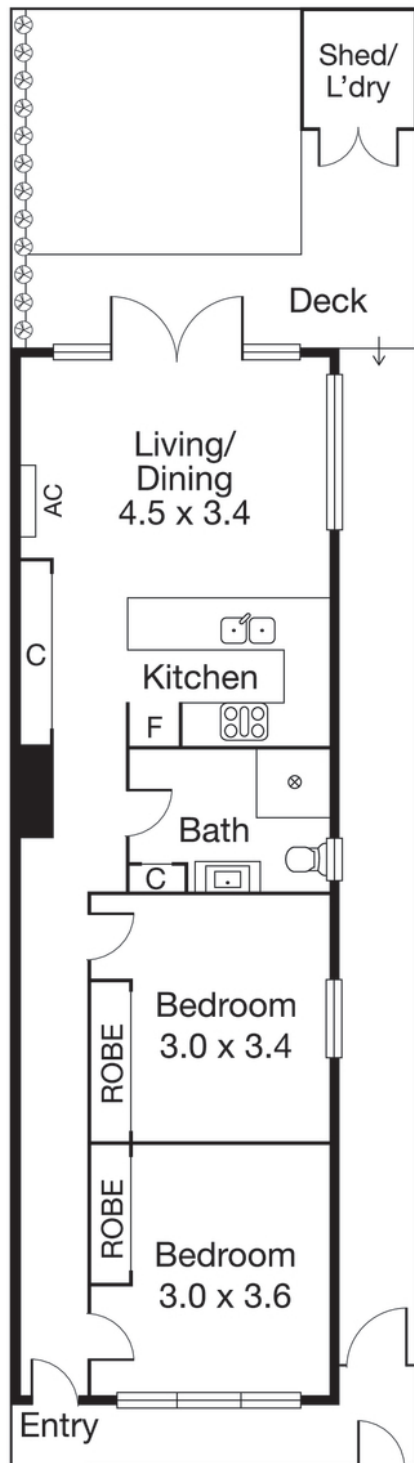


**SOUTH MELBOURNE 52 Iffla Street**



**CAYZER**

# SOUTH MELBOURNE 52 Iffla Street



## VICTORIAN CHARM, PRIME LOCATION

- Approved plans for upstairs extension
- Ducted heating, cooling, timber floors and ample storage throughout
- Quiet leafy location, only a short stroll to St Vincent Gardens, Albert Park Village, Gas Works Park, schools and public transport

Perfectly positioned in one of South Melbourne's most sought after tree-lined Streets, this well presented, wider than usual brick Victorian comprises: Arched hallway entrance, two spacious double bedrooms, marble tiled central bathroom, contemporary kitchen featuring marble bench tops and splash backs. Light filled open plan living area which opens via French doors to delightful North facing courtyard with storage shed.

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**AUCTION** Saturday 24 April at 1pm

**Inspection** As advertised or by appointment

**Contact** Simon Carruthers 0438 811 601  
Jason De Stefano 0413 292 666  
Charlotte Broussard 0403 451 899

**Mel Ref** 57 E3

# CAYZER

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

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

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