

SOUTH MELBOURNE 7 Emerald Way



CAYZER

7 Emerald Way, South Melbourne

URBAN COOL TOWNHOUSE RESIDENCE/OFFICE

- Architectural inspirational spaces over four levels, fully air conditioned and a flexible floorplan can be yours tucked away in one of South Melbourne's historic cobblestone laneways
- An abundance of natural light, creative spaces, polished concrete and timber floors, cedar Venetians, wonderful ambiance, and an architect's touch make this a special property not to be missed
- This property is zoned for Albert Park College and a short walk to MacRobertson Girls High School

Comprising: Entry hallway, garaging for three cars (via stacker system), and an American laundry with drying space. First floor: Office space, two further office/bedrooms, and bathroom/powder room. Second floor: Modern kitchen to adjoining dining/family or office spaces with an outdoor sunlit dining terrace. Third floor: Main bedroom/retreat with ensuite and a private terrace with CBD views. Architect: Architecture Works. Zoning: Commercial 2.

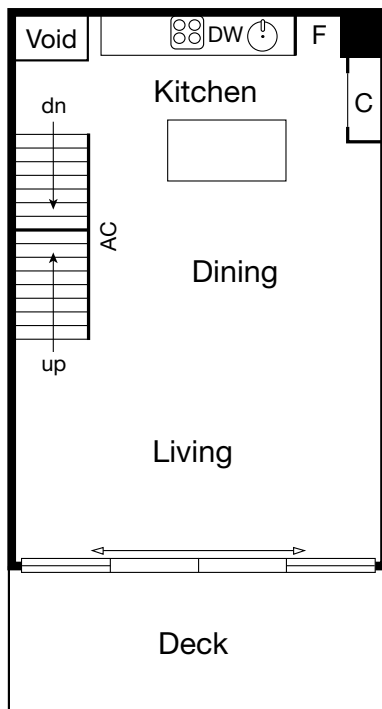
AUCTION

Auction: Saturday 15 October at 2:30pm
(if not sold prior)

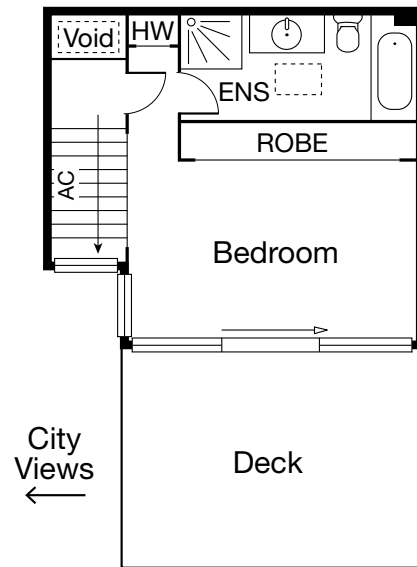
Inspection: As advertised or by appointment

Contact: Michael Szulc 0417 122 809
James Keep 0418 569 594

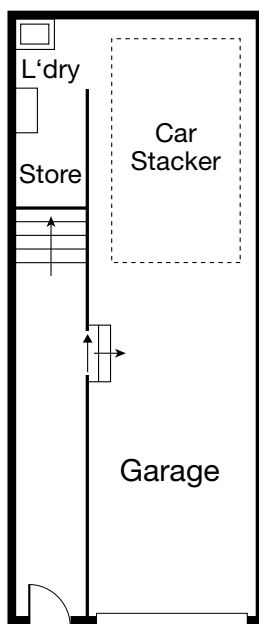
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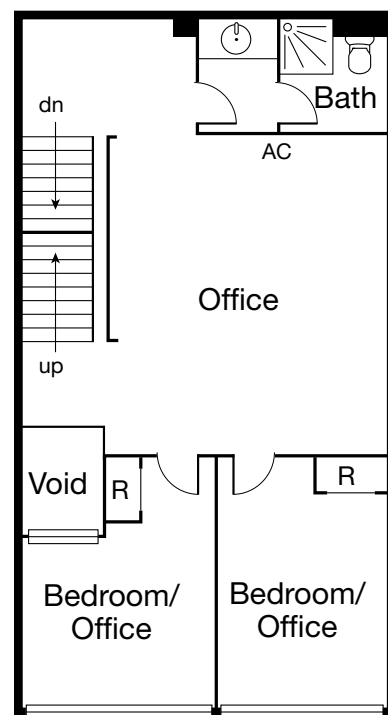
Second Floor



Third Floor



Ground Floor



First Floor



Interactive Floorplan

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 any other agent has a current exclusive agency agreement in relation to this property (or business, as the case may be), please disregard this communication.

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