

ALBERT PARK 10 Merton Place



CAYZER

10 Merton Place, Albert Park

RENOVATED VICTORIAN IN PRESTIGIOUS LOCALE

- Third bedroom upstairs with outstanding potential for further extension if desired (STCA)
- Excellent rear access from Little Finlay Street via roller door
- One of the district's most tightly held yet quiet pockets with Albert Park Village, the beach, public transport, and Albert Park Lake nearby

Instantly alluring, this superbly presented, three bedroom Victorian over two levels is positioned in one of Albert Park's most prized cul-de-sac locations. Comprising: Arched hallway entrance, two excellent double bedrooms, serene central bathroom and laundry enhanced by a delightful internal light well, modern stainless steel kitchen with Miele appliances, adjacent dining, and a spacious open plan living with an open fireplace. Floor to ceiling glass sliding door opens to the sun-drenched, north-facing deck and an undercover entertaining area which can easily be converted back to car parking.

AUCTION

Auction: Saturday 18 February at 12pm
(if not sold prior)

Inspection: As advertised or by appointment

Contact: Simon Carruthers 0438 811 601
Michael Szulc 0417 122 809

Mel Ref: 57 F4



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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