





ELEGANT VICTORIAN IN DRESS CIRCLE LOCATION

- Possible car access off Smith Street
- Heating, storage and an abundance of period charm
- Short stroll to St Vincent Gardens, Albert Park Village, schools and public transport

Comprising: Arched hallway entrance, front formal sitting and dining rooms separated by exquisite open fireplaces, powder room, fully equipped kitchen and adjacent dining opens to outdoor terrace with tree-top aspects.

Internal or external stairs leads to delightful paved courtyard, laundry, private office and underfloor storage/cellar.

Upstairs: Gorgeous main bedroom with access to balcony. Two further bedrooms and central bathroom.

Auction	Saturday 8th December at 1pm
Inspection	As advertised or by appointment
Contact	Simon Carruthers 0438 811 601 Geoff Cayzer 9690 9782 Jordan Gravestein 0448 250 193
MeI Ref	57 E2



Interactive Floorplan

CAYZER
PRESTIGE PROPERTY