



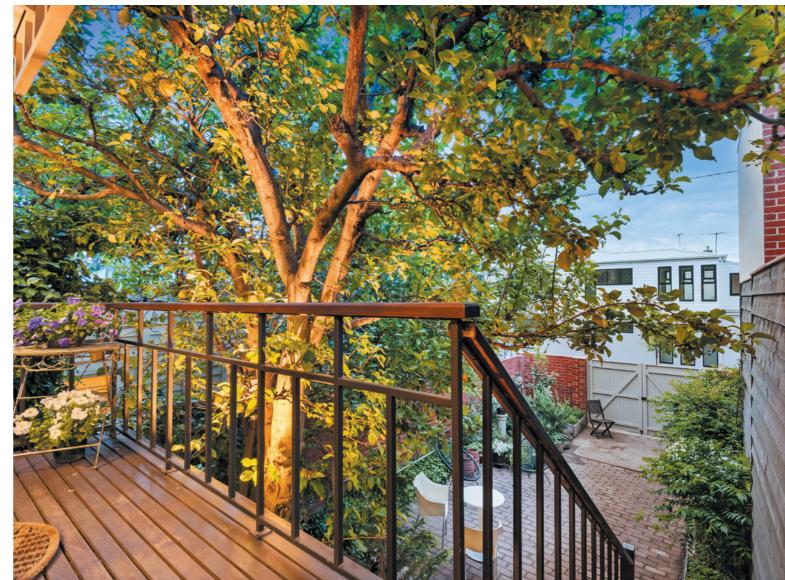


CAYZER Albert Park 330 Montague Street 03 9699 5999 Port Melbourne 370 Bay Street 03 9646 0812

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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.

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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
Mel Ref	57 E2	





