

# SOUTH MELBOURNE 16 Glover Street



# CAYZER

16 Glover Street, South Melbourne  
**EXCEPTIONAL OPPORTUNITY  
IN DRESS CIRCLE LOCATION**

- Baltic timber floors, open fireplaces and high ceilings throughout
- Ducted heating and evaporative cooling
- Quiet tree-lined location just a short stroll to St Vincent Place Gardens, Albert Park Village, the beach and public transport

Perfectly positioned in a tightly held pocket of South Melbourne, this delightful Victorian will certainly please with its flexible floor plan and wonderful sense of space. Comprising: Arched hallway entrance, three excellent double bedrooms (each with built-in robes), alternatively, the second bedroom could double as a separate living area/ study if desired. Fully equipped kitchen with adjacent open plan living/dining area which is bathed in natural light and has glazed aspects to the deceptively large north-facing paved courtyard.

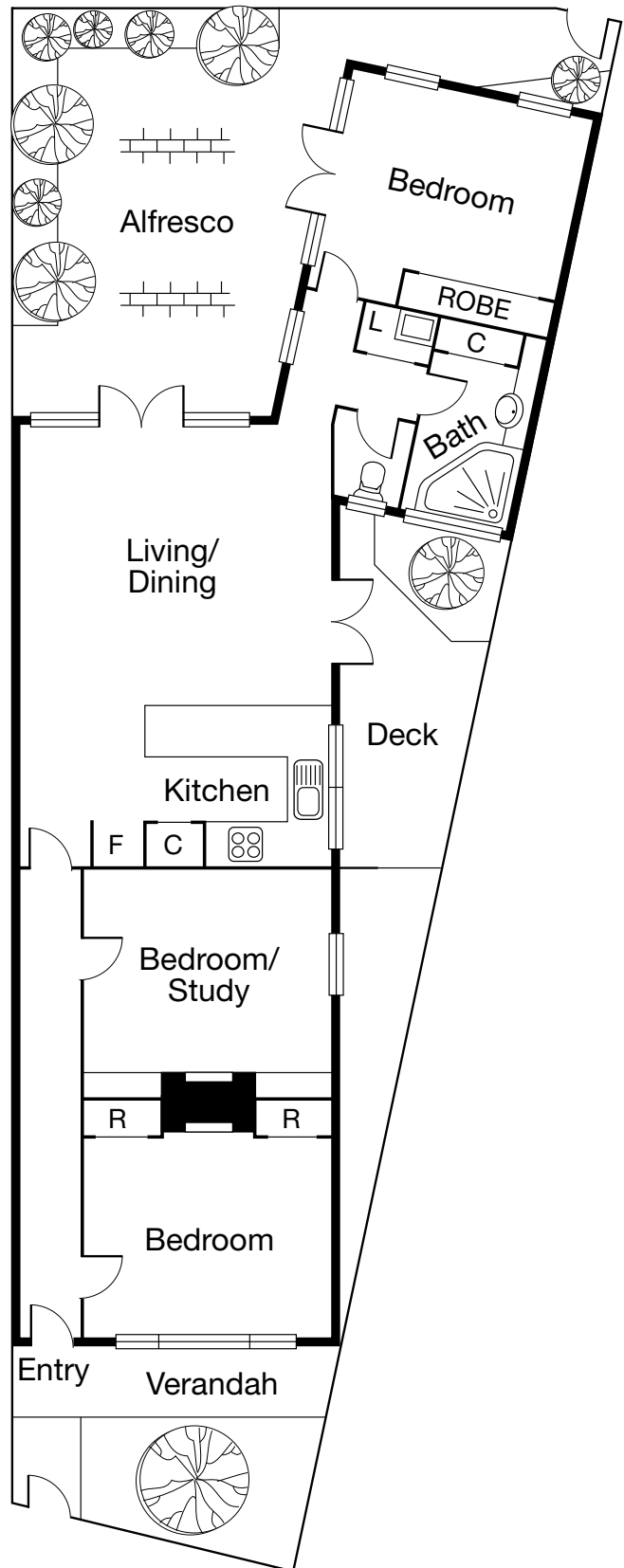
## AUCTION

**Auction:** Saturday 25 February at 1pm  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Simon Carruthers 0438 811 601  
Geoff Cayzer 9690 9782

**Mel Ref:** 57 D3



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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