

# ALBERT PARK 18 Herbert Street



# CAYZER

18 Herbert Street, Albert Park

## EDWARDIAN CHARMER IN PRIZED BEACHSIDE LOCATION

- This classic three bedroom Edwardian home is in superb order throughout, yet offers enormous scope to renovate and extend (STCA)
- Retaining many character-filled features including open fireplaces, polished floor boards, and decorative high ceilings
- Only a short stroll to Albert Park shopping village, popular café precinct, the beach, and the No. 12 city tram

Comprising: Hallway, generous family-sized living room, separate spacious dining room, modern bathroom, well presented sun-filled kitchen with ample storage, separate laundry facilities, and further shower and WC.

A wonderful opportunity to live in now and explore its full potential to make this your ideal bayside home. Land approx 169sqm with access to rear lane.

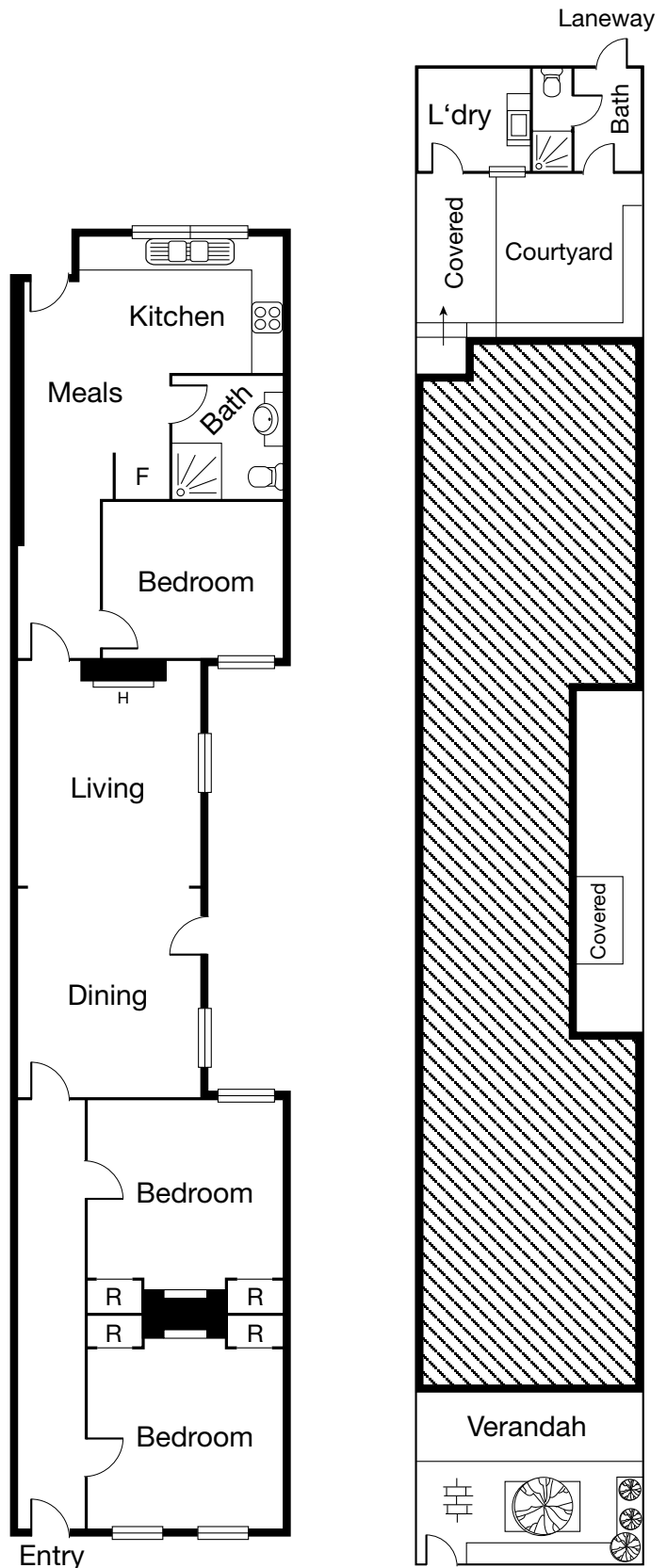
## AUCTION

**Auction:** Saturday 19 November at 11am  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Andrew Turner 0408 211 281  
Geoff Cayzer 9690 9782

**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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