

Interactive Floorplan



**Albert Park**  
330 Montague Street  
t: 9699 5999 f: 9696 7997

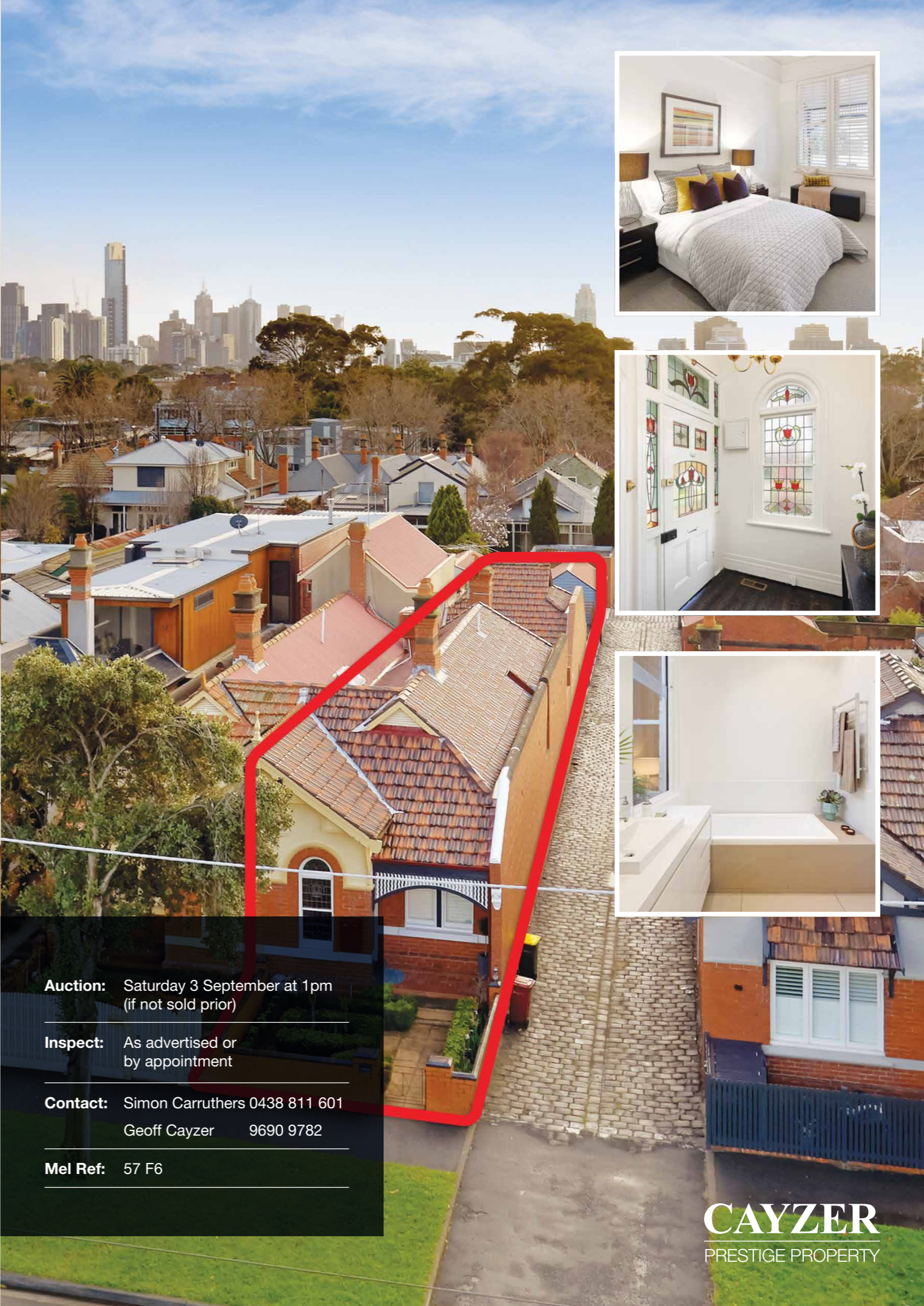
**Port Melbourne**  
310 Bay Street,  
t: 9646 0812 f: 9645 2646

Cayzer Real Estate Pty Ltd.  
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**CAPTIVATING EDWARDIAN, COVETED LOCATION**

- Exquisite leadlight windows, high ceilings, timber floors, open fireplaces throughout plus ducted heating and cooling
- Prestigious location only one block from the beach and public transport on the door step
- Outstanding north-facing allotment: 5.02m x 55m (approx)

Instantly alluring, this single level, semi-detached home is superbly presented whilst enriched in gorgeous period detail throughout.

Comprising: Ornate hallway entrance, two excellent double bedrooms (each with an open fireplace), fully renovated central bathroom, and a spacious third bedroom with open fireplace and walk-in robes.

State-of-the-art chef's kitchen features duel ovens, integrated fridge and stone bench tops. Wonderful open plan living/dining with an emphasis on space and light via the high vaulted ceilings. Glass bi-fold doors open to magnificent north-facing landscaped courtyard and a lock-up garage which incorporates the laundry and further storage.

**Auction:** Saturday 3 September at 1pm (if not sold prior)

**Inspect:** As advertised or by appointment

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