

# ALBERT PARK 2A Erskine Street



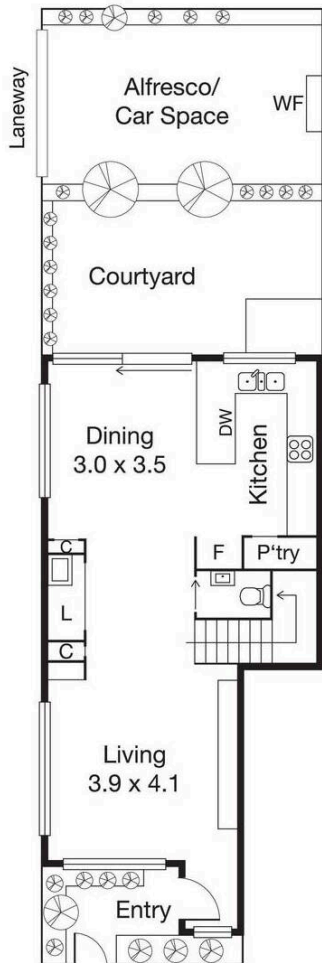
# CAYZER

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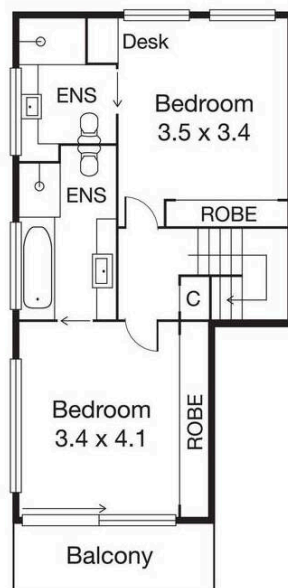
## CONTEMPORARY LIVING IN IDYLIC SETTING

- Car access via side roller door
- Ducted heating & cooling plus polished timber floors
- Only a stone's throw to Albert Park & Middle Park village, Albert Park Lake, schools, public transport and beach

This immaculate two storey townhouse is located in one of Albert Park's most coveted and quiet pockets comprising: Downstairs: Front living room, Euro laundry plus separate WC, modern kitchen with stone bench tops & Bosch appliances, adjacent dining opening to landscaped paved garden. Upstairs: Main bedroom with ensuite, BIRS and balcony with city views. Second double bedroom with BIRS and fully tiled ensuite bathroom.



Ground Floor



First Floor

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**AUCTION** Saturday 24 April at 10.30am

**Inspection** As advertised or by appointment

**Contact** Simon Carruthers 0438 811 601  
Geoff Cayzer 03 9690 9782  
Charlotte Broussard 0403 451 899

**MeI Ref** 57 F5

**CAYZER**

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cayzer.com.au

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