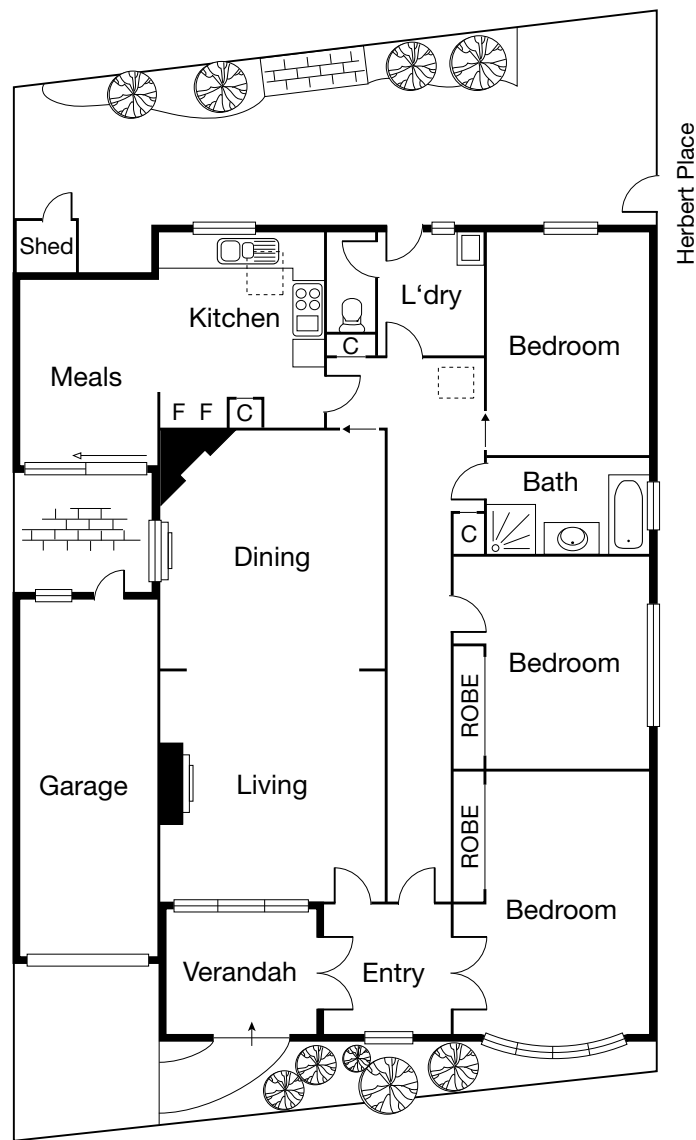


ALBERT PARK 3 Herbert Street



CAYZER



3 Herbert Street, Albert Park

ENDLESS POSSIBILITIES ON A CORNER BLOCK

- Stone's throw to Albert Park Village, MSAC, and public transport
- Lock-up garage
- In sound condition throughout, yet offering so much potential

With a frontage of approx. 12.7 meters, this extremely rare, free-standing, double fronted home offers outstanding scope to renovate or extend (STCA).

Comprising: Wide hallway entrance, three excellent double bedrooms (front two with built-in robes), central bathroom, character-filled and spacious front lounge with adjacent formal dining with an open fireplace leading to the original kitchen/meals, and north-facing paved courtyard.

AUCTION

Auction: Saturday 10 September at 11am
(if not sold prior)

Inspection: As advertised or by appointment

Contact: Simon Carruthers 0438 811 601
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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