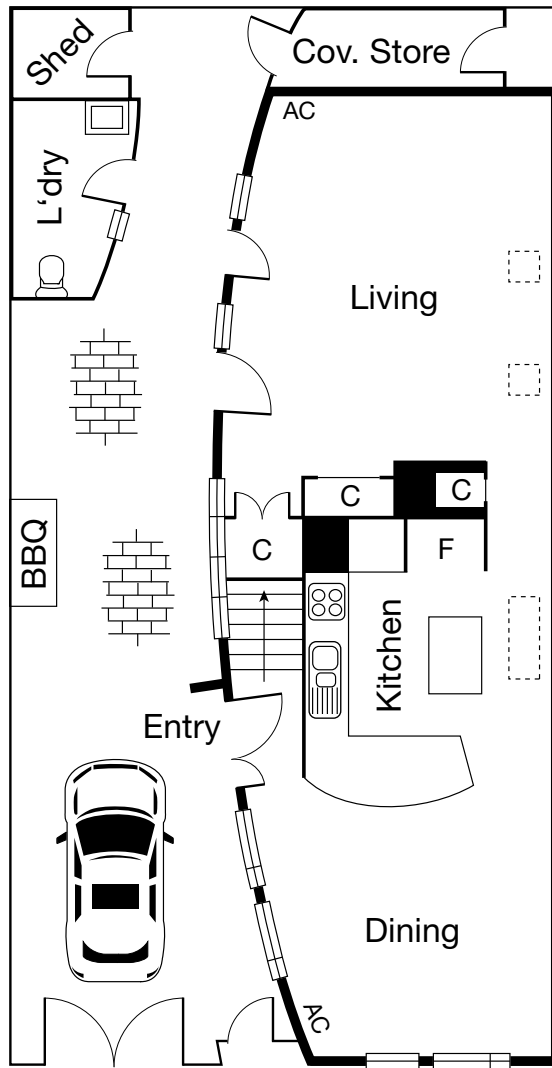


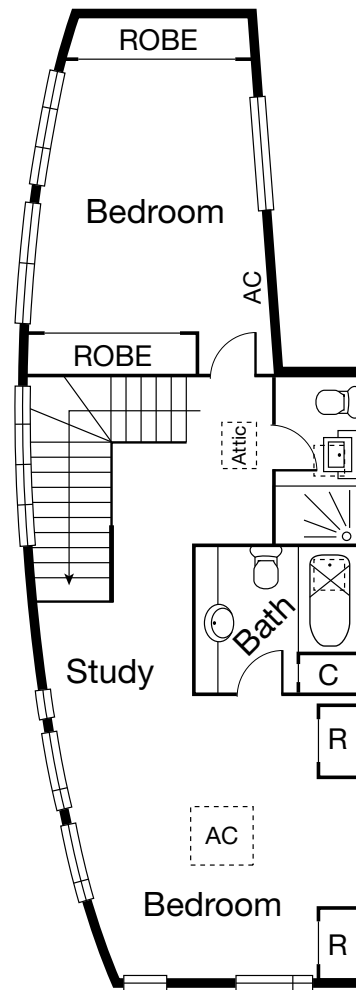
# SOUTH MELBOURNE 3 Queen Street



**CAYZER**



Ground Floor



First Floor

3 Queen Street, South Melbourne

## SUPREME 1980'S LIVING IN PRIZED LOCATION

- Unique, freestanding, two storey, solid brick townhouse, architecturally designed so it reflects the brilliant individual touches; funky curved walls, exposed brick, and emphasis on natural light
- Recently updated and modernised to complement the era of the 1980's, it offers the lucky purchaser a fabulous lifestyle with further scope to improve
- Superbly located in this quiet, sought-after locale moments from the iconic South Melbourne Market, city light rail and St Vincent Gardens

Downstairs comprising: Entry, delightful spacious living room, good size light-filled dining/meals area, modern kitchen with Smeg appliances and ample storage, separate laundry, and a north-facing courtyard. Upstairs: Generous sized main bedroom with built-in robes, second double bedroom with built-in robes and city views, two bathrooms and excellent roof attic storage. Features: Side driveway with valuable off-street parking, additional store room, work shed with bike storage, and new heating/cooling.

## AUCTION

**Auction:** Saturday 18 February at 1pm  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Andrew Turner 0408 211 281  
Jonathan Vasquez 0402 367 148

**Mel Ref:** 57 F2



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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