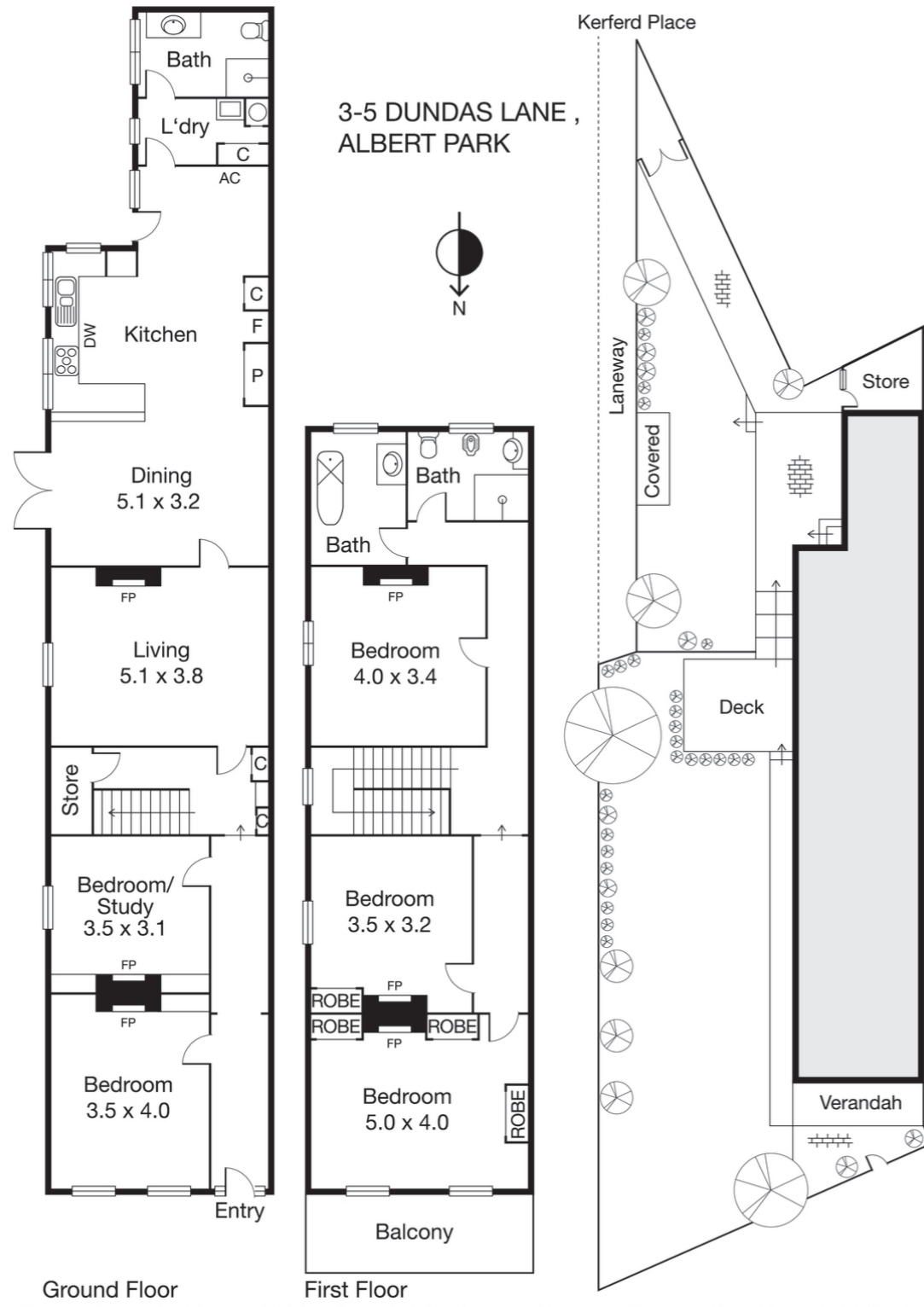


ALBERT PARK 3-5 Dundas Lane

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 Port Melbourne 370 Bay Street 03 9646 0812

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REMARKABLE VICTORIAN IN VILLAGE LOCALE

- Approx 520 sqm over two titles
- Short stroll to Albert Park Village, Lake, St Vincent Gardens, 3 tram routes and schools
- 1887 free-standing Victorian retaining original period details throughout

A grand home, this free-standing Victorian presents a unique opportunity

offered for the first time in almost 50 years. The choice is yours, restore and extend this remarkable home or divide and build a new home on the separate title (STCA).

The residence currently comprises four bedrooms, separate study and a sitting room. A respectfully built extension (2003) with well-appointed kitchen,

overlooking an open plan living zone with French doors onto a decked entertaining area and substantial lush garden that's shaded by a delightful Ash tree. Also features three bathrooms, a fitted laundry, utility shed, RC/AC and gas heating on a large allotment with 15.1m frontage approx and car access via Kerferd Place on two titles.

4 3 2

AUCTION Saturday 19 February at 2pm

Inspection As advertised or by appointment

Contact Simon Carruthers 0438 811 601
Geoff Cayzer 03 9690 9782
Michael Szulc 0417 122 809

MeI Ref 57 F4

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