

# SOUTH MELBOURNE 32 Bridport Street



# CAYZER

32 Bridport Street, South Melbourne

## EXCEPTIONAL OPPORTUNITY IN DRESS CIRCLE LOCATION

- Rare corner position with Northern orientation and possible car access off Church Street
- Polished Baltic timber boards and high ceilings throughout
- A coveted lifestyle opportunity not to be missed

This superbly presented brick Victorian on a wider than usual allotment (6 meters approx.) is situated in one of the district's premier tree-lined locations, only a minute's walk to Albert Park Lake and village, MSAC and Clarendon Street.

Comprising: Wide hallway entrance, two double bedrooms (main with built-in robes), sun-filled central lounge with adjacent renovated bathroom with Euro laundry, and a fully equipped kitchen and meals area which opens to the delightful north-facing rear courtyard with electric awning. Access to excellent public transport with the No.1, No.12 and No.96 trams close by.

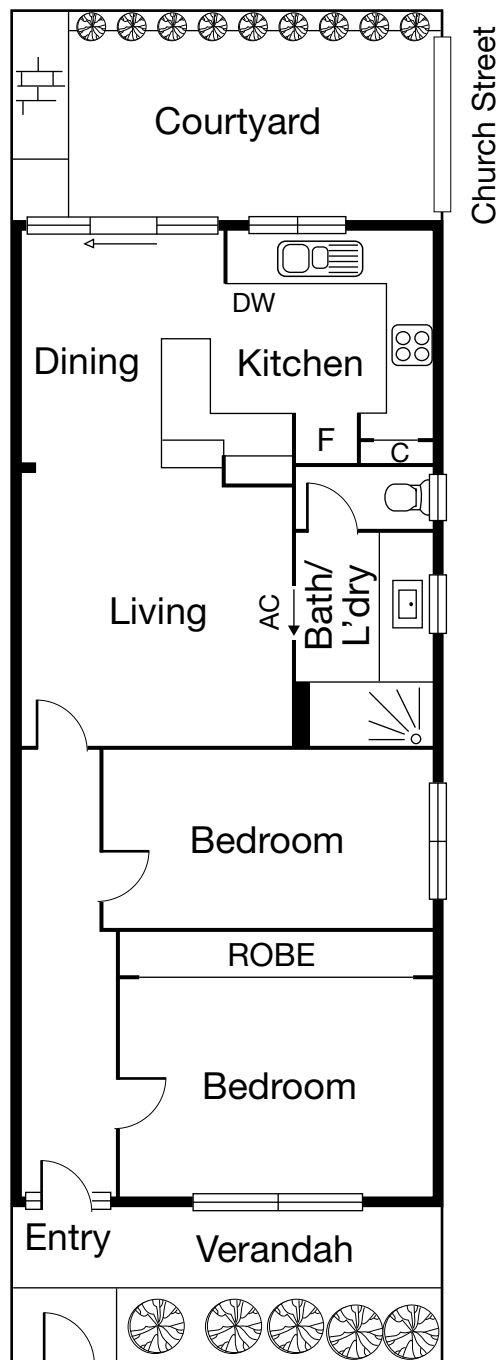
## AUCTION

**Auction:** Saturday 3 December at 12pm  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Simon Carruthers 0438 811 601  
Geoff Cayzer 9690 9782

**Mel Ref:** 57 G3



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.

**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.  
cayzer.com.au CRE20195-109 071116

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