







## DEDICATED TO EXCELLENCE

- Exceptional classic Victorian residence architecturally designed and renovated over two exciting levels
- Superbly located in this premier wide tree-lined street
- Strolling distance to Middle Park village, café eateries, MSAC, beach, zoned for popular Albert Park College.

Expansive open plan living and dining room enjoying feature floor to high ceiling windows with doors opening onto a private entertainer's sunny courtyard with built-in BBQ connected to gas mains. Contemporary state-of-the-art Miele kitchen with double ovens, stone benchtops, integrated Miele double fridge, excellent storage.

Upstairs. Generous size master bedroom, fully fitted wardrobes, impressive designer modern ensuite bathroom with access to secluded north-facing terrace.

Further fourth bedroom with fully fitted robes.

<b>Auction</b>	Saturday 8th December at 1pm	
<b>Inspection</b>	As advertised or by appointment	
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<b>MeI Ref</b>	57 H6	



Interactive Floorplan

**CAYZER**  
PRESTIGE PROPERTY