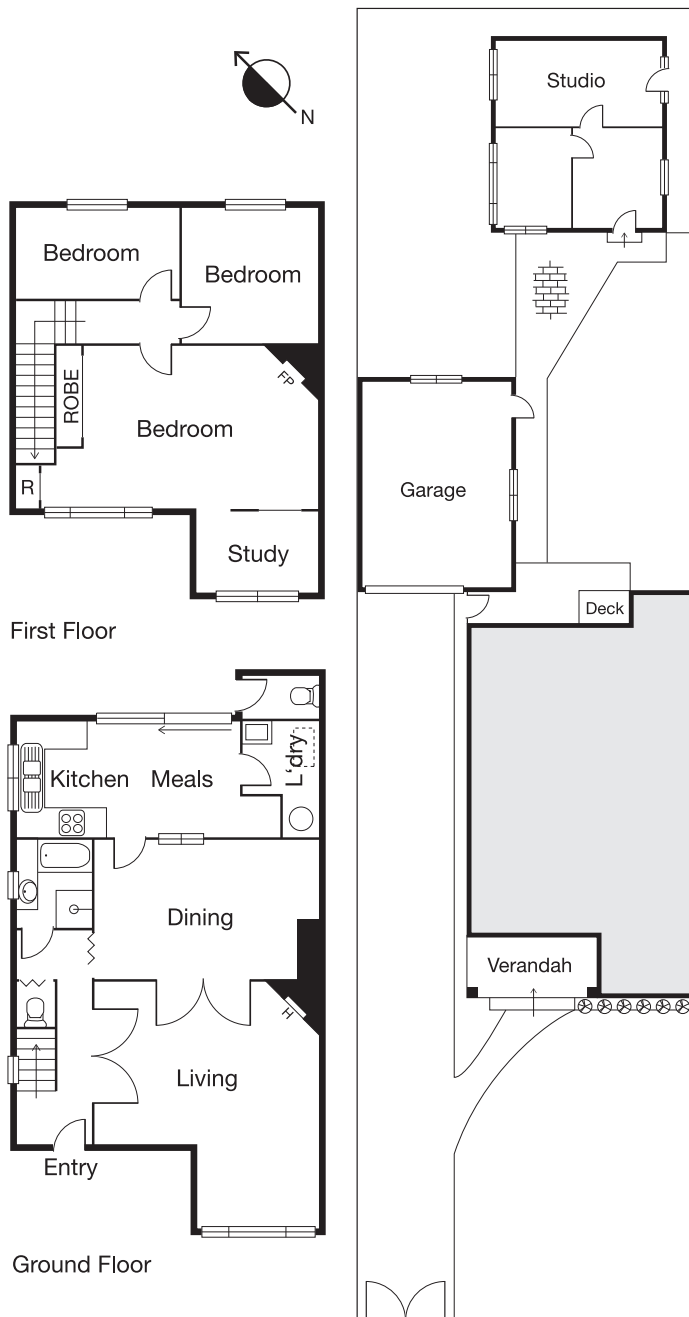


# PORT MELBOURNE 36 Poolman Street



# CAYZER

# PORT MELBOURNE 36 Poolman Street



## ORIGINAL AND BANKABLE

- 380sqm northerly allotment
- First time offered for sale
- Endless possibilities — let your imagination run wild

In excellent order throughout, with generously proportioned rooms. Comprises: Formal front living room, separate dining room, kitchen adjoining meals and separate laundry. Three excellent double bedrooms and study space.

Northerly oriented rear garden allotment leads to separate bungalow of three main rooms — a perfect granny flat, teenagers retreat or studio! Terrific garaging, 1 lock-up with remote door, plus room for several vehicles in driveway.

Short walk to the beach, Bay Street, parks, CBD and 50 metres to Port Melbourne Primary School. Allotment size 380sqm (approximately).

3 1 1

**Auction** Saturday 16 November at 3.30pm

**Inspection** As advertised or by appointment

**Contact** Jordan Gravestain 0448 250 193  
Michael Szulc 0417 122 809

**Mel Ref** 57 A2



Interactive Floorplan



# CAYZER

Albert Park 330 Montague Street 03 9699 5999  
Port Melbourne 370 Bay Street 03 9646 0812

[cayzer.com.au](http://cayzer.com.au)

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 your property is currently listed for sale with another agent, please disregard this notice. | Cayzer Real Estate Pty Ltd | CRE20501-062 250919