

ST KILDA WEST 37 Park Street



CAYZER

37 Park Street, St Kilda West

PERIOD CHARM, PERFECT LOCATION

- Exceptional period detail throughout; leadlight windows, open fireplaces, high ceilings, and Baltic timber floors
- Ducted heating
- Vibrant inner city lifestyle with shops, cafes, restaurants and public transport on the door step

Character-filled, two-storey Edwardian, ideally positioned within walking distance to the beach, Catani Gardens, and Fitzroy Street. Comprising: Exquisite front living which opens to formal dining room (each with open fireplaces), well-appointed kitchen with adjacent family room and downstairs bathroom. Meticulous private rear courtyard which offers possible car access from rear laneway. Upstairs: Huge main bedroom with open fireplace and balcony access via French doors. Two further bedrooms, fully renovated central bathroom/laundry plus rear dressing room which could easily be converted to a study if desired.

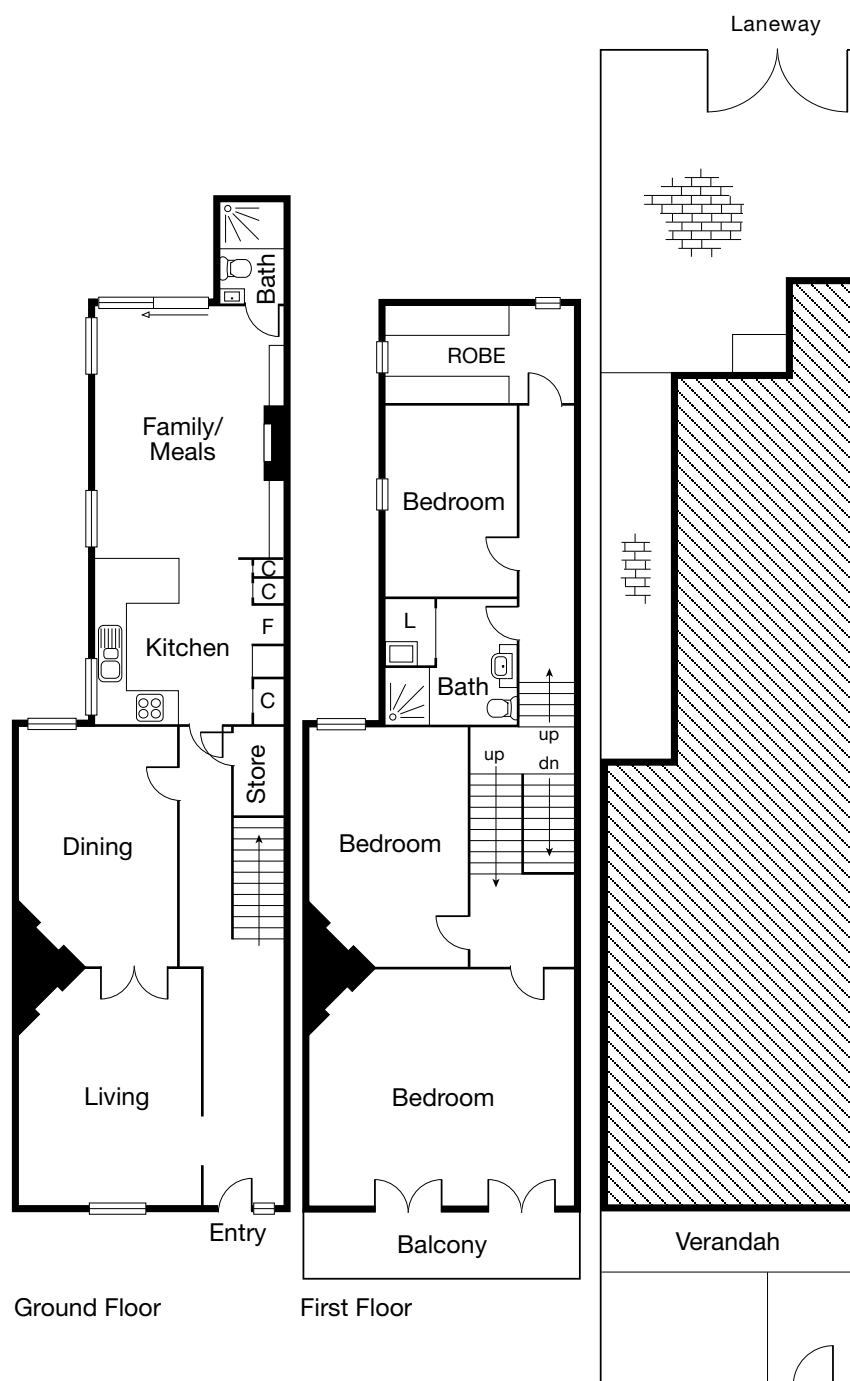
AUCTION

Auction: Saturday 17 September at 11am
(if not sold prior)

Inspection: As advertised or by appointment

Contact: Simon Carruthers 0438 811 601
Geoff Cayzer 9690 9782

Mel Ref: 57 K8



Laneway

Ground Floor

First Floor

Verandah

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 CRE20195-082 230816

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