





DEDICATED TO EXCELLENCE

- Exceptional Victorian residence, architecturally designed and renovated over two levels showcasing the best in today's living
- Superbly located in this premier, wide, tree-lined street, within easy strolling distance to Albert Park Village café life, Gas Works Arts Park, iconic St Vincent Gardens, Albert Park College and the beach

- Land size: 220sqm (approx)
Comprising: Entrance hall, two bedrooms with built-in robes, central bathroom with spa, laundry, state-of-the-art Miele kitchen with Caesarstone bench tops, Emporite high gloss cabinets, glass splash back and storage with direct access to the private internal courtyard with built-in BBQ. Expansive open plan living and dining room complemented

with built-in surround sound and plasma tvs. Floor to ceiling windows and doors open onto a north-west oasis garden setting. Upstairs: Generous main bedroom walk-in robe, modern ensuite and study alcove. Features: Two street frontages to Glover Street, polished boards, heating/cooling, security alarm, keyless entry, attic storage, cellar, and outstanding quality fixtures and fittings.

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Auction	Saturday 18 March at 11am (if not sold prior)
Inspection	As advertised or by appointment
Contact	Andrew Turner 0408 211 281 Geoff Cayzer 9690 9782
MeI Ref	57 D3

CAYZER
PRESTIGE PROPERTY