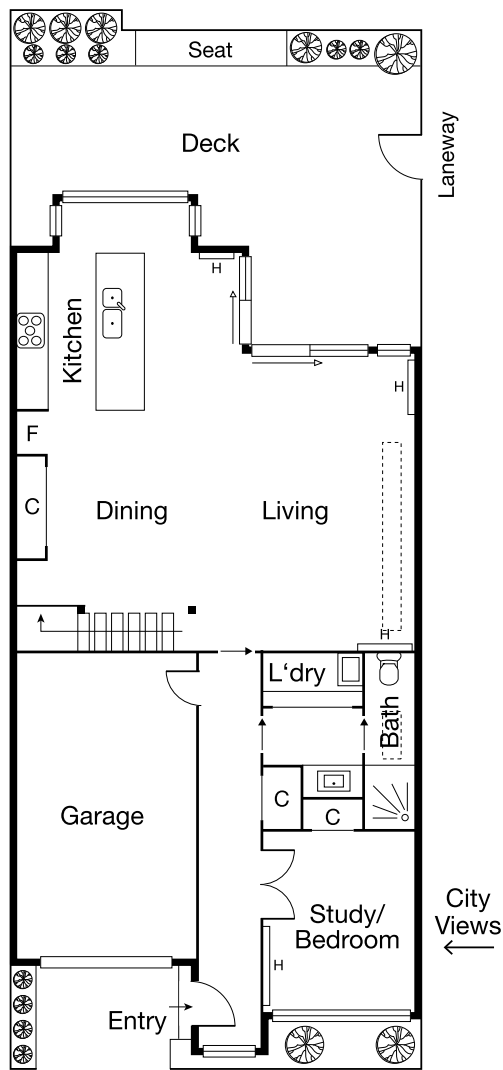


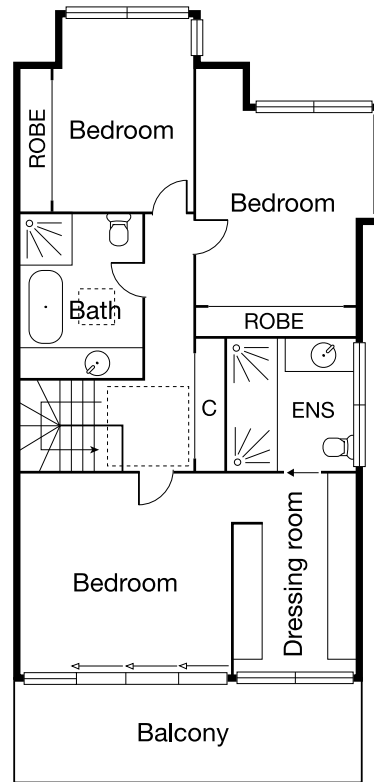
# PORT MELBOURNE 44 Lyons Street



# CAYZER



Ground Floor



First Floor

44 Lyons Street, Port Melbourne

## BRAND NEW LUXURIOUS RESIDENCE

- Brilliantly designed with free flowing living spaces and abundant natural light
- This wonderful newly built town residence is in the heart of Port Melbourne within walking distance to shops, transport and the beach
- Exceptional living combined with architectural design make this a sought-after city/bayside residence

Over two levels, comprising: Entry, living and dining areas complemented by a gourmet kitchen with stone benchtops, quality Miele appliances, and large breakfast bar whilst enjoying an outlook to the fully decked rear courtyard garden with built-in bench seating and pedestrian side access. Upstairs: Relax in the main bedroom with its own dressing room, ensuite and a balcony overlooking Lyons Street and enjoying city views. A further two bedrooms, study/fourth bedroom and a family sized bathroom with freestanding bath. Features a single car garage and high-quality finishes throughout; spotted gum floorsboards, plush carpet, programmable hydronic heating, reverse cycle air conditioning, and security alarm.

## AUCTION

**Auction:** Saturday 19 November at 12pm  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Michael Szulc 0417 122 809  
Darren Portwine 0409 250 590

**Mel Ref:** 57 C2



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.

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