

# ALBERT PARK 76 Mills Street



# CAYZER

76 Mills Street, Albert Park

## 'SEAVIEW'

### CHARMING VICTORIAN COTTAGE WITH DOUBLE STOREY APARTMENT AT REAR

- Combining heritage charm and a flexible floorplan
- Character-filled home with rear laneway access
- Close proximity to beach, café precincts, schools and public transport

Comprising: Two double bedrooms each with an open fireplace and built-in robes, central living room with adjacent decked internal courtyard, separate dining, and modern kitchen with family living overlooking the north-facing garden. Period details include polished floorboards, open fireplaces and ornate ceilings. Additional double storey self-contained apartment at rear with separate laneway access contains double bedroom, study, kitchen, bathroom, and living room opening to courtyard; could easily be converted into garage if desired.

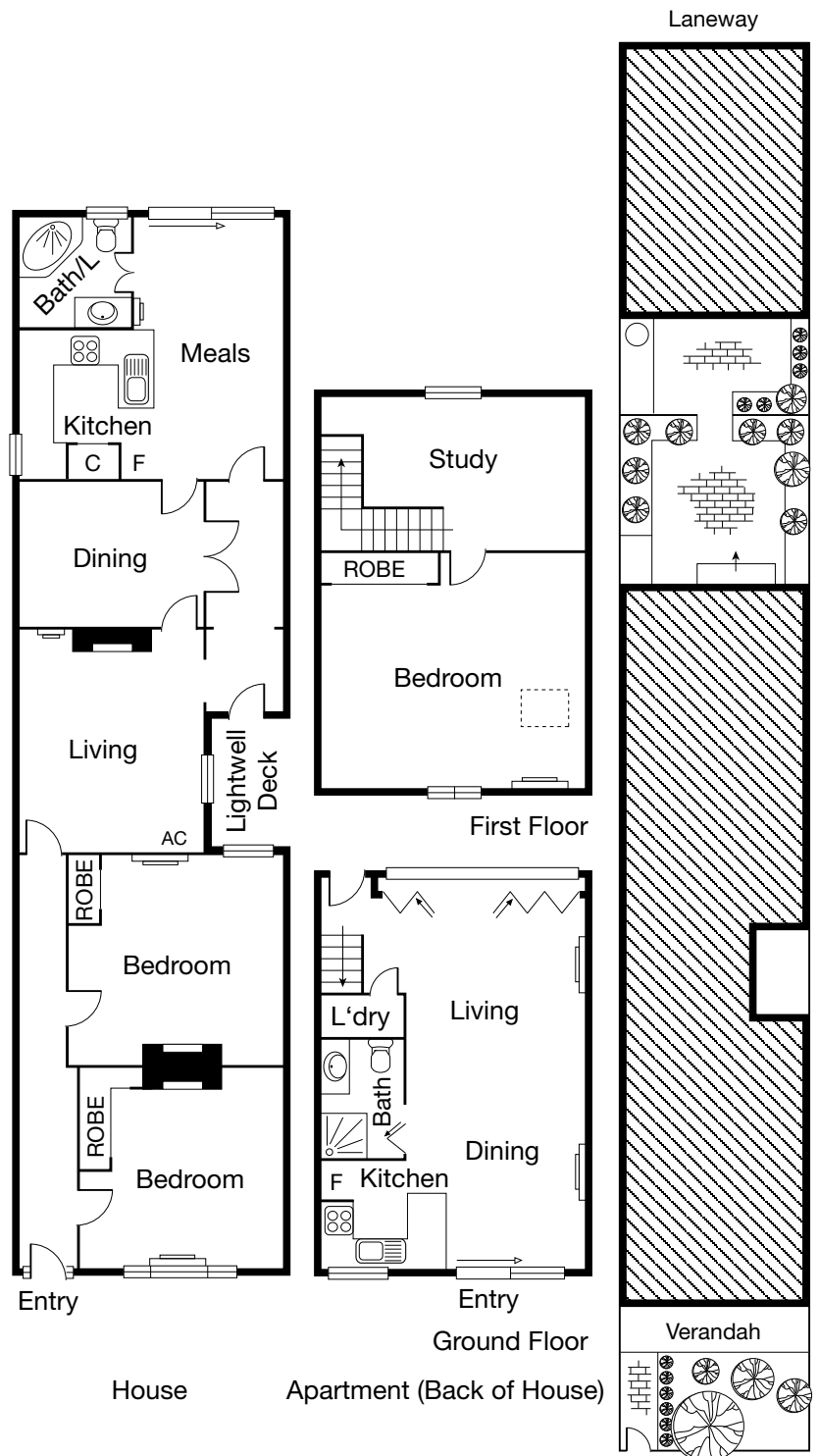
## AUCTION

**Auction:** Saturday 10 September at 2pm  
(if not sold prior)

**Inspection:** As advertised or by appointment

**Contact:** Michael Szulc 0417 122 809  
Simon Carruthers 0438 811 601

**Mel Ref:** 57 F5



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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