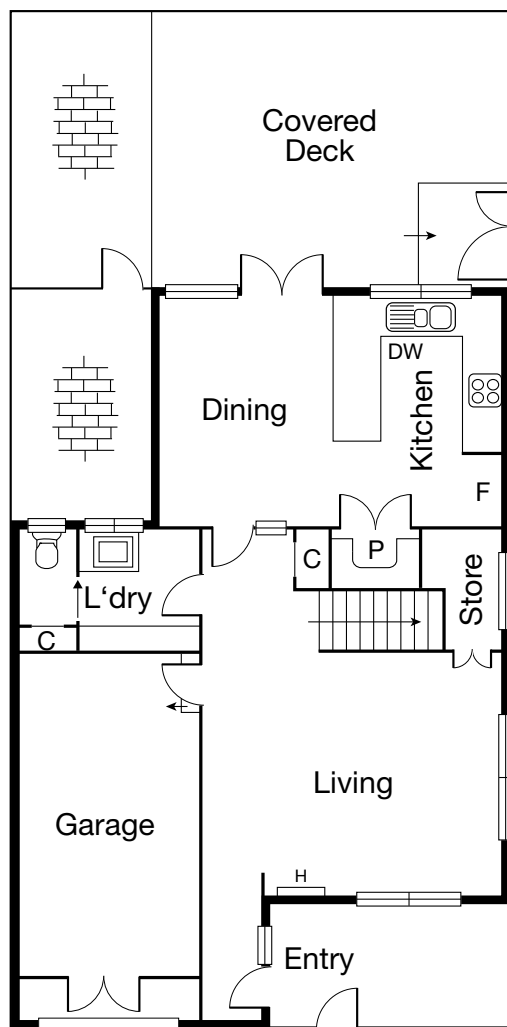


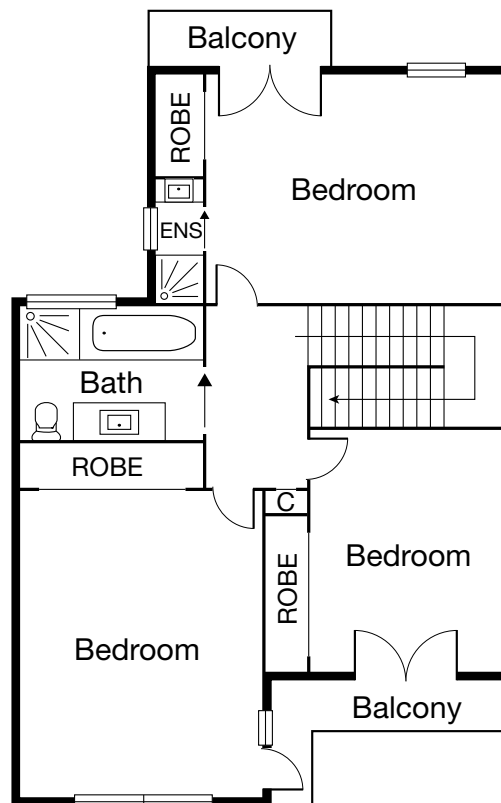
SOUTH MELBOURNE 8 Fitzpatrick Street



CAYZER



Ground Floor



First Floor

8 Fitzpatrick Street, South Melbourne

BEST VALUE MONEY CAN BUY IN SOUTH MELBOURNE

- Generous sized, contemporary, two storey family townhouse superbly presented offering a low maintenance, inner city lifestyle
- Brilliant city fringe location walking distance to Albert Park Lake, Clarendon Street cafes and bars, the iconic South Melbourne Market, and city tram at your doorstep
- A great opportunity to purchase a family size home without the hefty price tag

Comprising: Downstairs entry, spacious light-filled living room, modern fully equipped kitchen with ample storage, fabulous meals area overlooking private north facing deck area which is ideal for entertaining, separate laundry, and powder room. Upstairs boasts a huge main bedroom (with modern ensuite, built-in robes and north-facing balcony), a further two oversized bedrooms (also with built-in robes and a large balcony), and a recently renovated central bathroom with separate bath and shower. Features: Secure Lock up garage via auto door, heating/cooling and room for lots of storage. Land size 146 sqm approx.

AUCTION

Auction: Saturday 19 November at 1pm
(if not sold prior)

Inspection: As advertised or by appointment

Contact: Andrew Turner 0408 211 281
Jonathan Vasquez 0402 367 148

Mel Ref: 57 H1



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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