





## CAPTIVATING VICTORIAN WITH GRAND PROPORTIONS

- Privileged tree-lined location, just a short stroll to Albert Park village, beach, MSAC, schools and public transport.
- Hydronic heating plus central heating & cooling throughout
- Solar panels on the roof plus 5000L water tank below the courtyard
- Outstanding allotment — 6.6m x 31.3m approx.

Comprising: Arched hallway entrance, front bedroom/study with built-in shelves, fully renovated central bathroom, separate laundry, family-sized state of the art kitchen featuring two Miele ovens.

Enormous full-width open plan living/ dining area with soaring high ceilings and an abundance of natural light leads to a meticulous north-facing private courtyard with possible car space if desired.

Upstairs: Main bedroom with walk-in robe, ensuite and private outdoor deck which leads to studio/retreat.

Second upstairs bedroom also provides built-in robes and ensuite.

<b>Auction</b>	Saturday 16 November at 2pm
<b>Inspection</b>	As advertised or by appointment
<b>Contact</b>	Simon Carruthers 0438 811 601 Tara Goss 0423 765 765 Michael Szulc 0417 122 809
<b>Mel Ref</b>	57 F4



Interactive Floorplan

**CAYZER**  
PRESTIGE PROPERTY