



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig Bennison Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.

Jellis Craig South Yarra **8866 8600**
 3 Avoca Street, South Yarra
jelliscraig.com.au



Jellis Craig

SOUTH YARRA 22 Hope Street

Jellis Craig

SOUTH YARRA
22 Hope Street

3  2  1 

Sophistication takes centre stage

The big picture of this home has a brilliant impact, there's significant dynamism in the detail, the location is clearly one of South Yarra's most desirable - from every perspective this double fronted Victorian delivers inner city perfection. Comprehensively renovated over the last twelve months, the quality is immediately apparent throughout three bedrooms and two faultlessly fitted bathrooms, including a seductive main bedroom served by a huge dressing room and sophisticated ensuite. Natural light is effectively delivered to a living/dining domain defined by architectural elegance, polished concrete floors and a seamless link to outdoor entertaining in sunny privacy while the kitchen's Hafele storage, integrated fridges, 1100mm induction oven and honed marble surfaces illustrate the intelligence and innovation that have been invested in this stunning home. Heating/cooling, LED lighting and off street parking. Moments from Fawkner Park, the Royal Botanic Gardens and prestigious schools.

AUCTION Saturday 13th June at 2pm

INSPECT As advertised or by appointment

CONTACT Nathan Waterson 0439 905 188
Andrew Macmillan 0418 142 252
Daniel Joyce 0417 816 196

OFFICE South Yarra 8866 8600

WEB jellisraig.com.au





SOUTH YARRA
22 Hope Street

3 2 1

Sophistication takes centre stage

The big picture of this home has a brilliant impact, there's significant dynamism in the detail, the location is clearly one of South Yarra's most desirable - from every perspective this double fronted Victorian delivers inner city perfection. Comprehensively renovated over the last twelve months, the quality is immediately apparent throughout three bedrooms and two faultlessly fitted bathrooms, including a seductive main bedroom served by a huge dressing room and sophisticated ensuite. Natural light is effectively delivered to a living/ dining domain defined by architectural elegance, polished concrete floors and a seamless link to outdoor entertaining in sunny privacy while the kitchen's Hafele storage, integrated fridges, 1100mm induction oven and honed marble surfaces illustrate the intelligence and innovation that have been invested in this stunning home. Heating/cooling, LED lighting and off street parking. Moments from Fawkner Park, the Royal Botanic Gardens and prestigious schools.



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig Bennison Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.

SOUTH YARRA 22 Hope Street

**Jellis
Craig**

PRIVATE SALE

INSPECT As advertised or by appointment

CONTACT Nathan Waterson 0439 905 188
Andrew Macmillan 0418 142 252
Daniel Joyce 0417 816 196

OFFICE South Yarra 8866 8600

WEB jellisraig.com.au

