



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.

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**Jellis
 Craig**

RICHMOND 35 York Street

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 Craig**

RICHMOND
35 York Street

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Distinctive designer townhouse

Unparalleled size and style are beautifully combined throughout this designer townhouse. Moments to the city, MCG, Bridge Road and Victoria Street, this highly desirable address features its own street frontage and separate title. Polished floorboards, ducted heating, reverse cycle cooling and an open plan kitchen equipped with granite benchtops and stainless steel appliances complement substantial living/ dining areas that open to a private courtyard and creates the perfect setting for outdoor entertaining. On the equally impressive upstairs level a massive master bedroom with built in robes is accompanied by plantation shutters, balcony and central semi ensuite bathroom, while a light filled second bedroom, also with built in robes, overlooks a sun drenched terracotta terrace. A separate study and powder room contribute to a dynamic floorplan, further enhanced by an internally accessed garage. Proximity to West Richmond station highlights the city edge convenience of a great location.

AUCTION Saturday 8th August at 11am

INSPECT Wednesday 5.30-6pm,
Saturday as advertised

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PRIVATE SALE

INSPECT As advertised or by appointment

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