



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 Bannison Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.

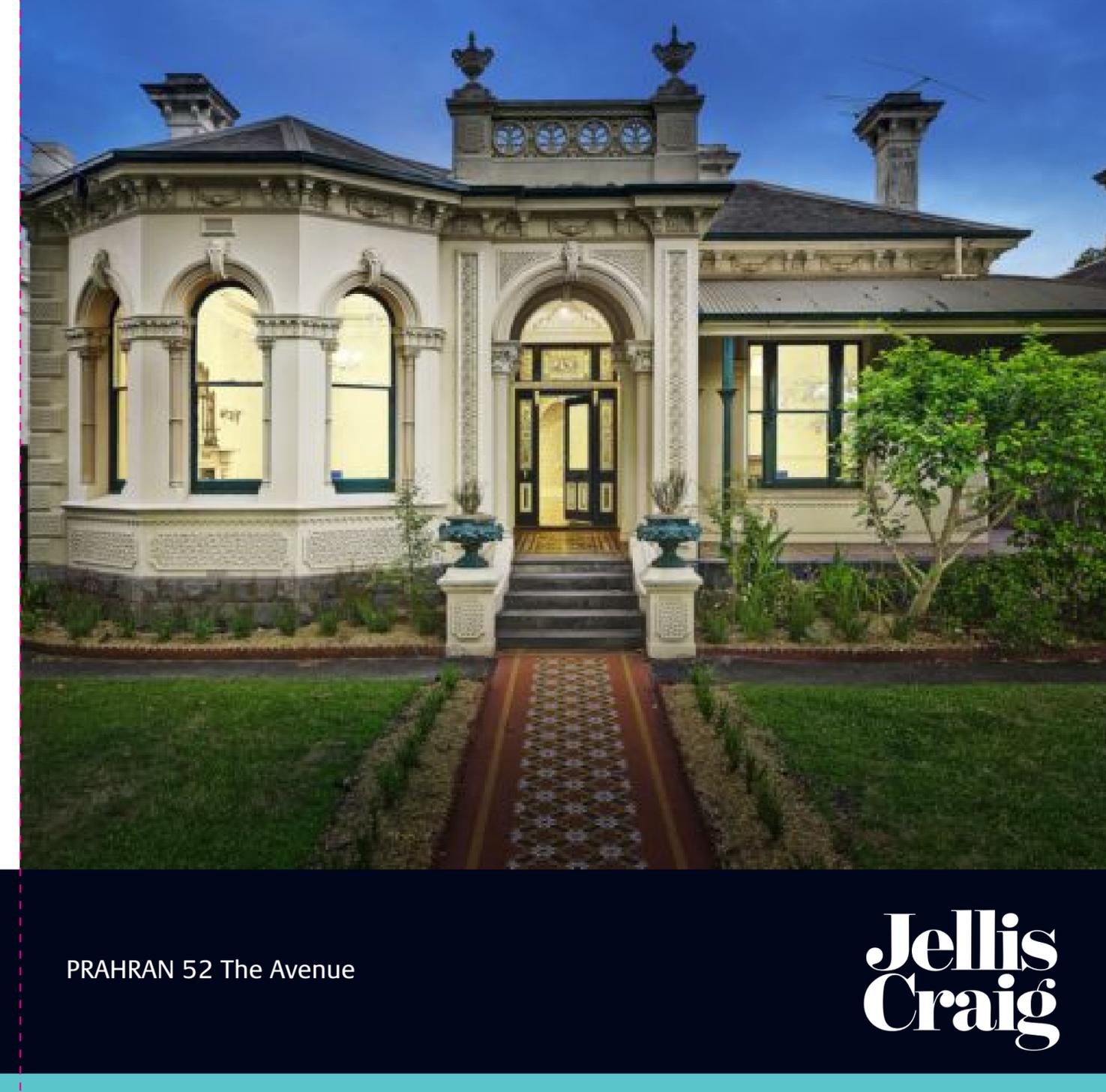
Jellis Craig South Yarra **8866 8600**
3 Avoca Street, South Yarra
jelliscraig.com.au



Jellis Craig

PRAHRAN 52 The Avenue

Jellis Craig



PRAHRAN
52 The Avenue

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A landmark across the ages

The grandeur is already in place, further greatness awaits - even though this spectacular residence has clearly been a landmark since the Victorian era, having been in the same hands for the last 54 years, its best may yet still be to come. The prosperity of Melbourne's golden age is reflected by a façade that's rich in decorative detail, enhanced by a return tessellated tiled verandah and a majestic arched hall. Two stunning reception rooms, each retaining original marble fireplaces and elaborate cornices, convey memorable character that's matched by four double bedrooms, all with fireplaces. A massive living/dining room, a separate informal dining/sunroom and a pair of studies lead to a large, older style kitchen while to the rear, the garden reveals dimensions of almost unbelievable depth and width for such an inner city setting. Poised to perform as an iconic family home following renovations of your own design, this property also suggests scope for conversion to medical premises, STCA, that would be complemented by the precinct.

AUCTION Saturday 4th March at 2pm

INSPECT Thursday 1.30-2pm,
Saturday as advertised

LAND 1059 sqm approx.

CONTACT Andrew McCann 0414 643 744
Carla Fetter 0423 738 644
Andrew Macmillan 0418 142 252

OFFICE South Yarra 8866 8600

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Please note that this is the front AND back of your two-page Private Sale Brochure.

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PRIVATE SALE

INSPECT As advertised or by appointment

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**Jellis
Craig**