



BUDDLE DRIVE

GRANGE ROAD


MARSHALLWHITE

113 Grange Road
Toorak





Exceptional Opportunity, Exclusive Locale

Commanding a prime position on 581sqm approx. opposite the Yarra River with broad second street frontage on Buddle Drive. Offering immediate presence this Georgian style duplex represents an outstanding investment or development opportunity (STCA).

Set well back from the street behind tranquil leafy gardens, the two impressively proportioned three bedroom residences offer immediate lifestyle appeal while also providing scope to easily update. Exceptionally spacious and light-filled living and dining rooms with open fireplaces, study areas and bright well-appointed kitchens either open to or overlook the private northeast facing gardens. Each residence comprises a generous main bedroom with walk in robe bathed in northern light, two additional double bedrooms with built in robes and a bathroom with separate toilet.

In an exclusive and secluded pocket offering close proximity to the bike path, parks, Royal South Yarra Lawn Tennis Club, Toorak Village, schools and freeway access, they include two garages.

113grangeroad-toorak.com

Duplex 1	3		2		1	
Duplex 2	3		2		1	

Auction Saturday 1st July at 10.30am

Brendan Allen 0499 229 007

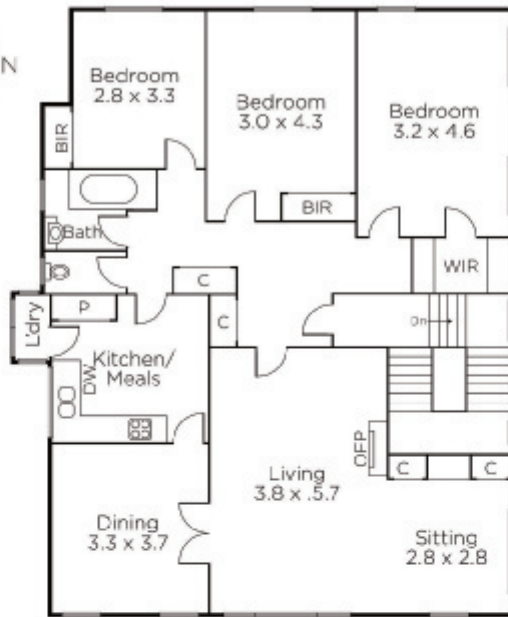
Marcus Chiminello 0411 411 271

Sarah Wood 0408 902 827

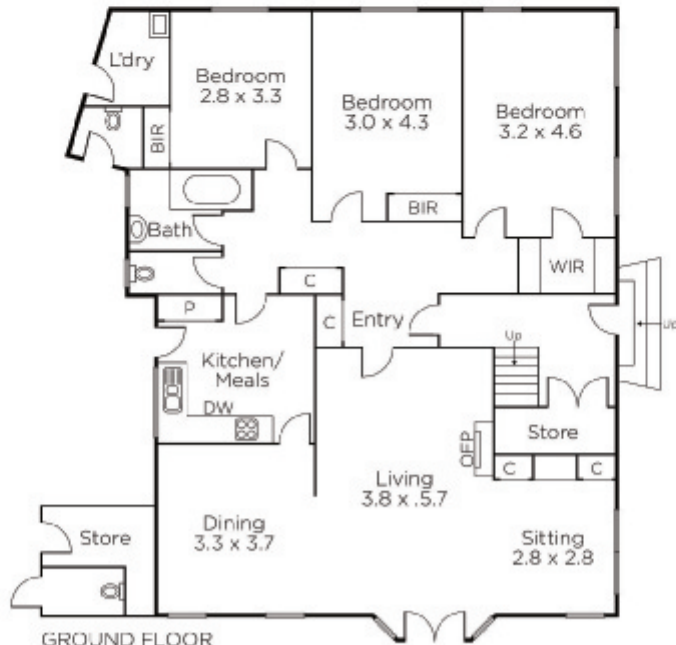
1111 High Street Armadale

marshallwhite.com.au

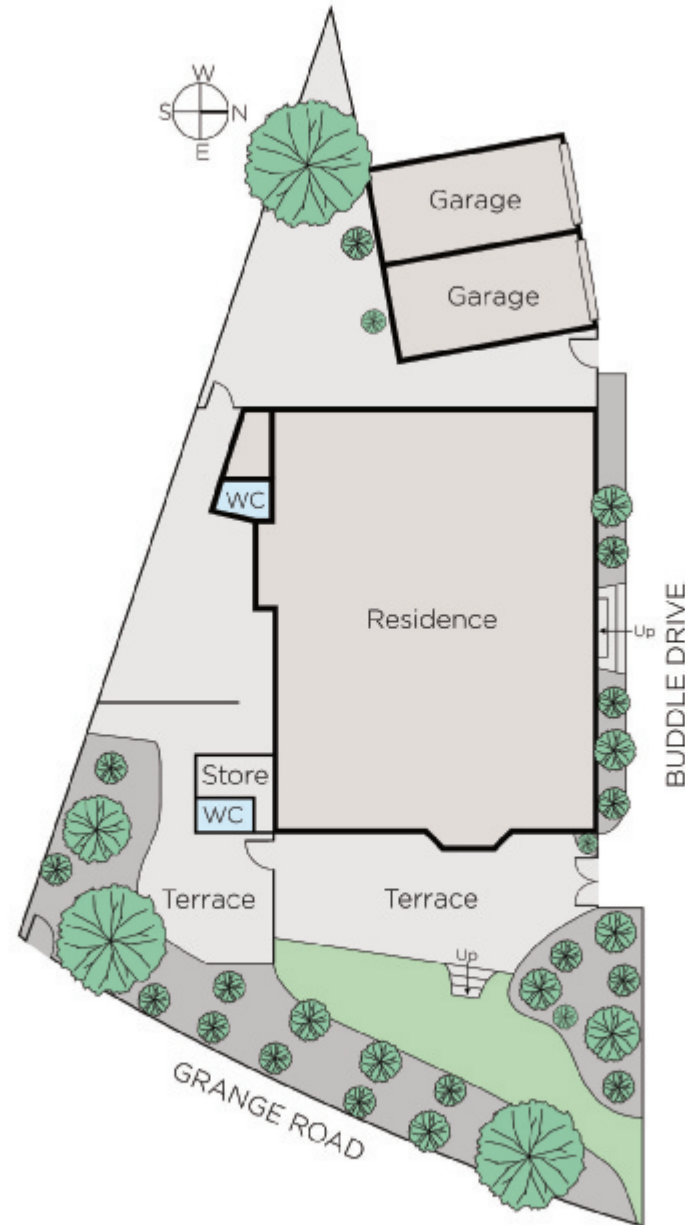

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FIRST FLOOR



GROUND FLOOR



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