



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 North Side (Sales) Licensed Estate Agents, Auctioneers and Property Managers.

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## Award-winning transformation

Acclaimed for its clever design, innovative structural elements and bespoke interior, this Hecker Guthrie showpiece boasts 2 large bedrooms (both with robes) and luxurious bathroom, open-plan living/dining area complemented by a gourmet marble-bench kitchen with integrated fridge and finest appliances. Add to this American Oak and bluestone-aggregate flooring, bluestone feature walls, heating and cooling throughout, floor-to ceiling pivot doors, custom windows and doors, fibre-optic network connection and comprehensive surveillance system, plus a private bluestone-paved courtyard complete with ROW access. Moments from Brunswick Street trams, shops, cafes and restaurants.



**AUCTION** Saturday 13th May at 11am  
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