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### A peaceful hideaway in the heart of it all!

Gracing an exclusive enclave only metres to acclaimed High Street, this private three bedroom, three bathroom home is flexibly designed. Embracing the sun-soaked north focus of a paved courtyard garden, the elegant lounge, dining room, tidy kitchen and family room/meals provide an exceptional amount of space for all to enjoy. In addition, there is a self-contained section with separate entry, kitchenette, living, bedroom, ensuite, pergola and rear ROW access. Featuring zoned in-floor heating and a carport, this is also a brilliant site for redevelopment (STCA). Stroll to Glenferrie Road, Yarra River, trams, Xavier, MLC, Ruyton and Trinity Grammar.

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#### Auction

Saturday 8 December - 11.00am

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