



RYCROFT HALL

109



MARSHALLWHITE
ONE

4/109-113 Park Street
South Yarra



A Once-in-a-Lifetime Opportunity

Often sought but rarely offered, this lofty, two bedroom home is a unique opportunity to introduce your own styling to the beautiful 1930s charm and character of a South Yarra classic and create a dream home in a dream location. In a highly-coveted boutique block with parking and a glorious street presence, the home presents towering ceilings, fine period detail and a vast lounge/dining that is warmed by an open-fire place and enhanced by an easy flow to its pretty balcony. The kitchen/meals and bathroom with separate wc all offer exiting scope for cosmetic improvement, whilst the bedrooms are huge and the timber floors are ready to be polished to create a genuine dream home. From this first class location on the city-fringe, you can walk to the Botanical Gardens, immerse yourself in some superb local cafes, restaurants and bars, or head over to Toorak Rd for some shopping, whilst the Number 8 tram can have you in the city in no time.

4-109parkstreet-southyarra.com

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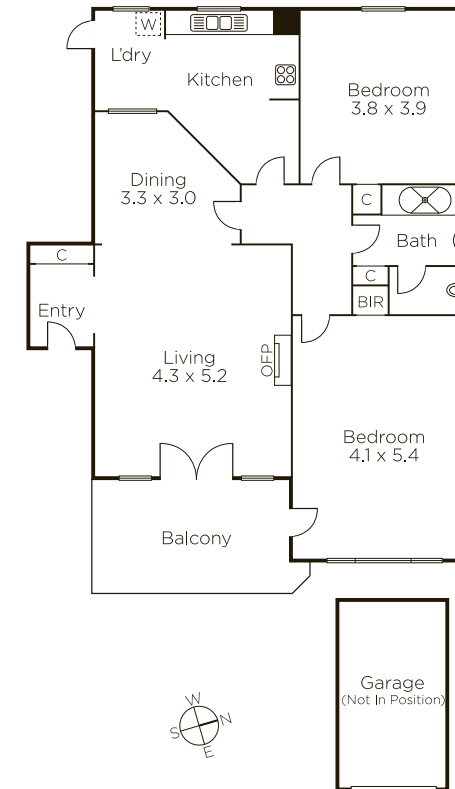
Auction Saturday 16th September at 2.30pm

Matt Giulieri 0407 851 206

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