



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 Bennison Mackinnon Pty Ltd Licensed Estate Agents, Auctioneers and Property Managers.

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## Elegance, excellence and exceptional entertaining

Classical beauty, contemporary refinement and seamless indoor-outdoor entertaining characterise the unfolding excellence of this extra wide and deep Victorian terrace. Close to Swan St and Bridge Rd, parkland, city trams and train station; this stunning three bedroom, two bathroom home will immediately impress from picturesque façade and extra wide double-arched hallway to streamlined open-plan living/dining zone with bifold doors to superbly landscaped entertainers' courtyard. Offers main bedroom with WIR and gorgeous ensuite, Smeg/Miele-equipped gourmet kitchen, laundry, attic and custom-built storage, ducted heating/cooling, alarm, polished floorboards, high ornate ceilings and off-street parking.



**AUCTION CONTACT** Saturday 8th July at 11am  
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