



## Light-Filled Executive Living in Exclusive City-Edge Locale

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Nestled ideally between Albert Park and Middle Park's exclusive shopping and dining precincts, and just moments from MSAC and iconic bay side beaches, this light-filled dual level town residence enjoys both a prime location and excellent floorplan, focusing on low maintenance "lock and leave" living.

Two separate living domains are anchored by a sleek open plan kitchen/dining with premium appliances and generous storage, opening onto a delightful rear courtyard with enviable northerly orientation. Refined living and smartly appointed interiors are highlighted across the home's three bedrooms and two bathrooms, enhanced by desirable modern amenities, including a separate powder room, full laundry, polished wood and carpeted flooring, ample storage solutions, a breakfast balcony to the master  
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