



## Ground-Floor Art Deco Gem with Yarra Parklands at the Doorstep

3 1 1

"Linden" (circa 1930s) presents a rare opportunity to secure a spacious, light-filled Art Deco apartment in an enviable location, nestled within a boutique block, moments from lush Yarra parklands. This grand ground-floor residence offers a timeless blend of classic charm and modern convenience, perfectly suited to discerning buyers or savvy investors alike.

A secure entrance opens into a formal foyer, leading to a generous lounge adorned with a stunning mantelpiece and built-in shelving, while French doors open to an elegant dining room-ideal for both intimate gatherings and relaxed entertaining. The bright, updated kitchen is equipped with gas cooking and a dishwasher, while three spacious bedrooms (two with built-in robes) are complemented by a central tiled bathroom with shower over bath, 2/18 Riversdale Road



> Paul Richards

Phone :0398152999

Mobile :0414503324

Email :paul@bekdonrichards.com.au



> Charles Fox

Email :charles@bekdonrichards.com.au

