



## Exquisite Development Opportunity in Prime Location

In the heart of exclusive Studley Park, this deep block (822m<sup>2</sup> approx) offers an outstanding opportunity to create a splendid residence (STCA). Bordering the river and Yarra Bend walking trails and close to leading schools and Kew Junction, this is one of Melbourne's finest addresses.

With an idyllic backdrop to daily living, this exclusive address is within easy reach of highly-regarded schooling options - including Kew Primary School, Xavier College, St Paul's College & Trinity Grammar - along with Studley Park and the attractions of Kew Junction, while the CBD is merely 4.5km away for a stress-free commute.

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