WILLIAMS BATTERS
COMMERCIAL
EST. 1878

**1/44 Albion Street South Yarra VIC**

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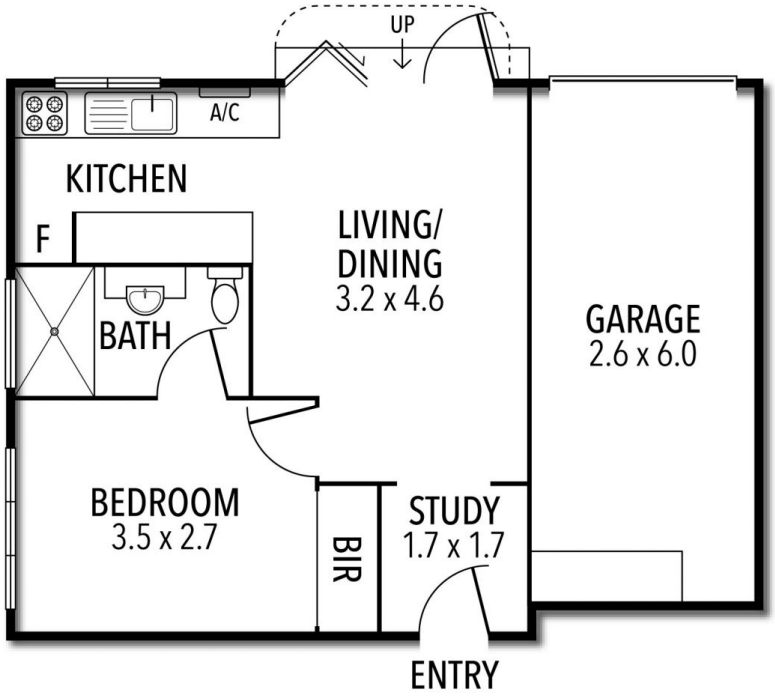
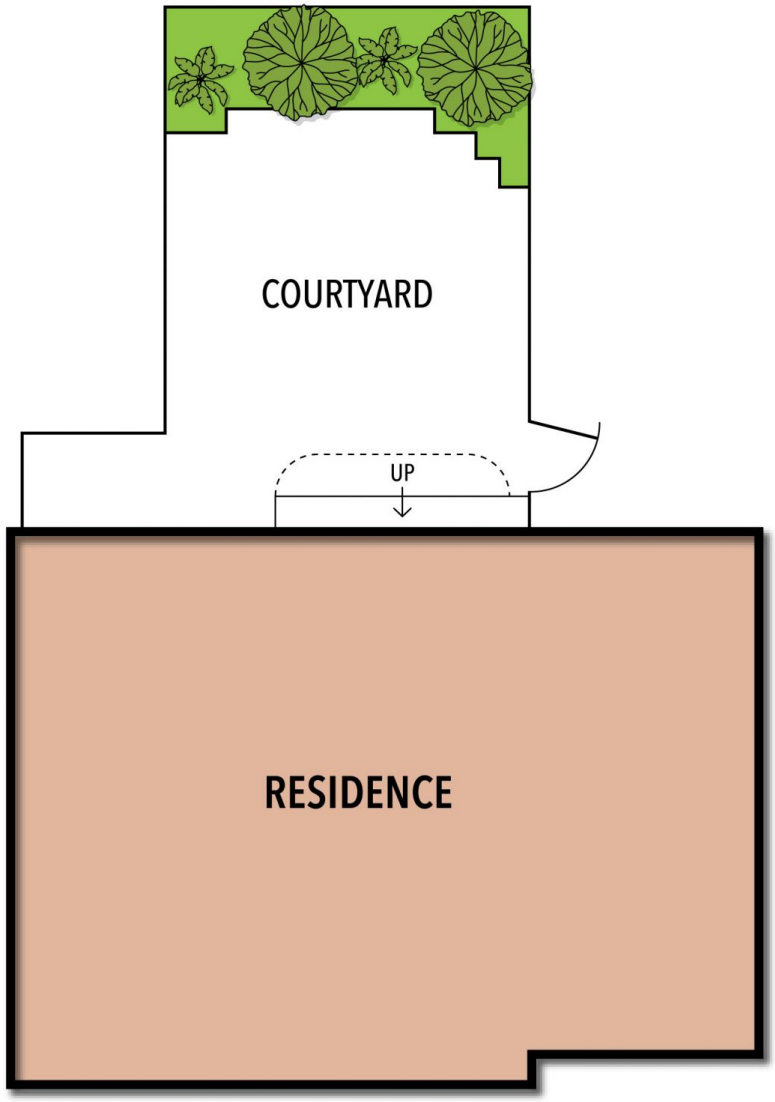
It is so hard to find something unique in the apartment market, so when opportunities like this present themselves you need to take them with both hands. With it's own secure street entrance, it feels like you are stepping into your own house rather than a luxuriously renovated one-bedroom apartment. Screened by the mature Birds of Paradise and Silver Birch of the landscaped native garden, the huge oversized courtyard is perfect for entertaining or your furry little friend. Crossing the threshold into the airconditioned comfort of the living area, it is immediately apparent that the current owners have an eye for design and for detail. Fully renovated from top to bottom, the timber floors and light colour palette make the most of the northern sun, piercing through from the tropical garden courtyard. You can enjoy the green outlook from the modern kitchen, with all the comforts you would expect and some exceptional finishing touches including solid stone

**Price** : $ 645,000
**View** : https://www.williamsbatters.com.au/6832144

**Edward Carlile**
**03 9866 4411**


UP
A/C
KITCHEN
F
LIVING/
DINING
3.2 x 4.6
GARAGE
2.6 x 6.0
BATH
BEDROOM
3.5 x 2.7
BIR
STUDY
1.7 x 1.7
ENTRY


COURTYARD
UP
RESIDENCE

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