

Middle Park 3/249 Beaconsfield Parade

SOLD PRIOR

"AQUALINA" Penthouse with uninterrupted Bay & City Views

Two levels of prestigious living combining light and luxury. Open-plan living with a state-of-the-art stone/Miele kitchen and stunning entertaining terrace. Sumptuous bedrooms and bathrooms with flexibility of home office/4th bedroom, powder room and direct lift access to both levels. Garaging for 2 and separate storage. Superior beachside living minutes from Albert Park Lake, Middle Park Village and vibrant St Kilda. > www.3-249beaconsfieldpde.com

Auction: Sold Prior

Jock Langley 0419 530 008, Lisa Jarrett 0408 053 623

Armadale 72 Wattletree Road

Auction This Saturday

APPROVED TOWN PLANNING PERMIT FOR FOUR TOWNHOUSES

St Kilda West 59 Mary Street**'WARRAWEE' – Prime Location**

This charming four bedroom plus study turn of the century residence delivers luxurious, larger than anticipated spaces. Elegant formal living and dining domains are complemented by contemporary marble kitchen, butler's pantry and welcoming living/casual meals opening to private courtyard. Two beautiful bathrooms. Double garage, temperature controlled wine storage. Iconic address. > www.59marystreet.com

Expressions of Interest: Closing Thursday 5th June at 3.00pm

View: By Appt Wed 11.00-11.30am, Thurs 1.00-1.30pm & Sat 3.00-3.30pm

Lisa Jarrett 0408 053 623 Jock Langley 0419 530 008

Redevelop or Renovate

Set on a generous corner allotment of 990sqm/10800sqft approx this substantial double-fronted Victorian residence offers scope for improvement or take advantage of the current approved town planning permit for four new town residences. Comprising 4/5 bedrooms, two bathrooms, living and dining areas and kitchen overlooking generous rear gardens with pool, workshop and double parking.

Auction: Saturday 31st May at 12.30pm

View: Thursday 11.00-11.30am & Saturday from 12.00noon

Jason Nevins 0400 429 444

Tim Derham 0438 332 844

Jock Langley 0419 530 008

Malvern/Glen Iris 38 Scott Grove (west of Burke Rd)

Auction This Saturday

Magnificent Family Living

Situated amongst beautiful established gardens of some 1235sqm/13288sqft approx this first class Edwardian's extensive floor-plan has been designed to match & meet evolving family needs over the long term. Comp 5 BRs, 2 in a wing of their own, 3 luxurious bathrooms (Main with ensuite) separate library & spectacular living/entertaining area with French doors opening onto inviting terrace & overlooking large pool & spa. Fabulous family kitchen with granite surfaces, Ilve & Bosch appliances. Located in a beautiful tree-lined street conveniently close to stations, Malvern & High St trams, leading schools & easy access to the CBD by CityLink or cycling track!

Auction: Saturday 31st May at 1.30pm

View: Wednesday & Thursday 12.00-12.30pm

& Saturday from 1.00pm

Lisa Jarrett 0408 053 623

Tim Derham 0438 332 844

Jock Langley 0419 530 008

> WANTED . . .

We have an exceptional data base of local and international buyers looking to buy substantial homes in the \$4 million to \$15 million price range in Stonnington, Boorandara, Port Phillip and Melbourne City councils.

If you would like to take advantage of the Abercromby's approach, please call Jock Langley on 0419 530 008