



4 2.5 2

**Property Type:** Townhouse

**Land Size:** 265.093 sqm approx

**Agent Comments**

Two doors from Princes Park, this immaculately elegant 4 bed 2.5 bath street front residence enjoys a gracious lounge & dining room, second living room, timber caesar stone kitchen, north facing paved courtyard & LU garage. Caulfield South Primary School zone.

## Comparable Properties



**13 Hurlingham St BRIGHTON EAST 3187 (REI)**

3 2 2

**Price:** \$1,445,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 366 sqm approx



**2a Lockhart St CAULFIELD 3162 (REI/VG)**

3 2 2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 09/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx



**1/2 Marara Rd CAULFIELD SOUTH 3162 (REI)**

4 2 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 14/05/2017

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 365 sqm approx