

**Real Property  
Fact Sheet**  
(Occasional Opportunity)

**Melbourne, Vic, Australia**

**Offered at 13,500,000.00 AUS Dollars**



**Toorak Village, Toorak, 3142**

The property is entered via a private gated entrance at street level:

## GROUND FLOOR

### Entrance Hall

Rear aspect double glazed window, storage cupboard, recessed low voltage halogen spotlights, period cornicing, tiled floor (wall mounted digital light controls throughout house)



### Reception Room 27'10x22'10

Front aspect double glazed sash windows into bay, period cornicing, ceiling speakers, air-conditioning, telephone point, television point, recessed low voltage halogen spotlights, tiled floor



### Dining Room 25'x15'10

Rear aspect double glazed window, front aspect double glazed sash window, air-conditioning, period cornicing, ceiling speakers, recessed low voltage halogen spotlights, fitted storage cupboard, tiled floor



### Kitchen/Breakfast Room 31'4x23'

Side and rear aspect double glazed French doors leading to the garden, rear and side aspect double glazed windows, skylights, air-conditioning, island unit/breakfast bar, integrated dishwasher, stainless steel sink and drainer unit, integrated fridge/freezer, integrated five ring gas hob with extractor fan over, two integrated ovens, integrated grill, integrated coffee maker, recessed low voltage halogen spotlights, tiled floor



### Utility Room 10'2x4'7

Side aspect double glazed door leading to the garden, butler style sink with mixer tap over, washing machine, boiler, low level and wall mounted storage units, recessed low voltage halogen spotlights, tiled floor

### Guest Cloakroom

Low level WC with concealed cistern, wash hand basin mounted into storage units under with mixer tap over, tiled splashbacks, recessed low voltage halogen spotlights, tiled floor



## LOWER GROUND FLOOR

### Landing

Rear aspect double glazed casement window, recessed low voltage halogen spotlights, tiled floor



### Games Room 40'5x22'6

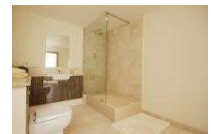
Side aspect double glazed French doors leading light well, rear aspect double glazed French doors leading to enclosed winter garden lounge area, recessed low voltage halogen spotlights, ceiling speakers, recessed low voltage halogen spotlights, tiled floor



### Boiler Room

### Shower Room 13'x10'

Double shower cubicle, low level WC with concealed cistern, wash hand basin, recessed low voltage halogen spotlights, tiled floor



### Sunroom 15'x10'

(enclosed winter garden lounge area), skylights, wall mounted lighting, tiled floor



## FIRST FLOOR

### Landing

Rear aspect frosted double glazed window, front aspect double glazed door leading to the balcony, recessed low voltage halogen spotlights, period cornicing, tiled floor



### Master Bedroom 17'x16'7

Rear aspect double glazed French doors leading to the balcony, side aspect double glazed windows, period cornicing, air-conditioning, telephone point, recessed low voltage halogen spotlights, wood floor, dressing room



### Dressing Room 17'x5'10

Fitted storage cupboards, fitted shelving, fitted hanging rail, recessed low voltage halogen spotlights, wood floor



### En Suite Bathroom 15'x6'

Side aspect frosted double glazed sash window, double shower cubicle, panelled bath with body massage jets, mixer tap and shower attachment, two wash hand basins with mixer tap over, shaver point, low level WC, wall mounted heated towel rail, recessed low voltage halogen spotlights, tiled floor



## FIRST FLOOR (continued)

### Second Bedroom 21'6x15'5

Rear aspect double glazed casement window, rear aspect double glazed French doors leading to the balcony, period cornicing, air-conditioning, recessed low voltage halogen spotlights, wood floor



### En Suite Bathroom

Panelled bath with mixer tap over, splash guard, front aspect frosted sash window, low level WC, wash hand basin with mixer tap over, shaver point, tiled splashbacks, recessed low voltage halogen spotlights, tiled floor



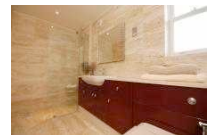
### Third Bedroom 15'3x13'7

Two front aspect double glazed doors leading to the balcony, period cornicing, fitted wardrobes, telephone point, air-conditioning, recessed low voltage halogen spotlights, wood floor



### En Suite Shower Room

Wet room shower, wash hand basin with mixer tap over, shaver point, low level WC, tiled splashbacks, side aspect double glazed frosted sash window, recessed low voltage halogen spotlights, tiled floor



### Balcony

Paved



## SECOND FLOOR

### Landing

Rear aspect double glazed casement window, recessed low voltage halogen spotlights, tiled floor

### Fourth Bedroom 16'10x16'9

Three side aspect double glazed sash windows, rear aspect double glazed sash window, air-conditioning, telephone point, television point, recessed low voltage halogen spotlights, fitted carpet



### En Suite Bathroom

Skylight, panelled bath with mixer tap over, splash guard, low level WC, wall mounted wash hand basin, recessed low voltage halogen spotlights, tiled floor



### Fifth Bedroom 21'10x15'5

Two front aspect double glazed sash windows, side aspect double glazed sash window, storage eaves, recessed low voltage halogen spotlights, fitted carpet



## SECOND FLOOR (continued)

### Sixth Bedroom 14'9x12'3

Front aspect double glazed sash window, side aspect double glazed sash window, recessed low voltage halogen spotlights, fitted carpet



### Bathroom

Panelled bath with mixer tap over, splash guard, tiled splashbacks, wall mounted heated towel rail, low level WC, wall mounted wash hand basin with mixer tap over, recessed low voltage halogen spotlights, tiled floor

## ADDITIONAL FEATURES

### Garden 147'8x40'4

Landscaped (split-level), paved and lawned with covered seating area, shed and mature shrubbery



### Off-Street Parking

Space for at least four cars

### Gym 20'4x15'7

Rear aspect double glazed double doors leading the patio, ceiling speakers, recessed low voltage halogen spotlights, telephone point, tiled floor



Property is managed by Gordon Matthews Property Consultants with a long-term tenant ready to move in.

## Investment Particulars:

Investment Horizon - 15 years +

Income - 7,3% annually

Capital Gains - anything above 7% is possible.