



# FOR SALE

## BLANK CANVAS! PRIME LOCATION!

Set within a coveted central Toorak location, this tired 3 bedroom property is now ready to make way for your architecturally designed dream residence on 397 SQM of land. (STCA).

Contemplate being a short walk from Toorak Village shops and cafés, transport and the Royal South Yarra Tennis club all with easy freeway access moments to the CBD.

Set amongst homes of a calibre you'd expect within this prestigious enclave, you would be hard-pressed to find opportunities to secure a good-size allotment moments to Como Park (off-leash dog park) and Yarra trails whilst an easy walk to everything the vibrant South-Yarra precinct has to offer including cinemas, restaurants, shopping and nightlife.

Luxurious living limited only by your imagination is what's on offer with strong appeal for families spoilt for choice with quality schooling all within 1.1KM radius including Geelong Grammar, Kamaruka, Toorak and Richmond Primary schools as well as Melbourne High School!

3 BED | 1 BATH | 1 CAR

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



**Leigh Chant**  
**0418100082**  
leighchant@atrealty.com.au  
[innermelbournere.com.au](http://innermelbournere.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

TOTAL AREA - 144m<sup>2</sup>

**20 Cloverdale Avenue, Toorak**  
 Leigh Chant  
 0418100082  
[leighchant@atrealty.com.au](mailto:leighchant@atrealty.com.au)  
[innermelbournere.com.au](http://innermelbournere.com.au)

**@realty**