

# Property Profile

## 235 Canning Street, Carlton North



### Features owners like

- Generous bedroom with ample natural light
- Separate living zone with meals
- Immediately comfortable with potential to further
- Wide entry hall
- Private rear courtyard with toilet
- Outlook onto Canning Street and towards city
- Immediately liveable
- Land size 80 square meters approximately
- Premium position close to schools & transport

### Landmarks in the area

- Curtain Square
- Princes Park
- Public transport, Cafes & Restaurants
- North Carlton library

### Shopping/Restaurants

- Rathdowne Village
- Lygon Street Shopping Precinct
- Nicholson Street cafes & restaurants
- Barkly Square
- Brunswick Street cafes & restaurants

### Schools/Colleges

- Lee Street Primary
- Princes Hill Primary & Secondary
- Carlton North Kindergarten
- Melbourne University
- Uni High

**Current Rent \$390 per week**

**Water Rates: \$652.00 plus usage**

**Settlement: 30/60 days preferred**

**Auction Saturday 21<sup>st</sup> October 2017 at 12:30pm**

**Vicki Sunbul 0438 777 405**

**Jason Sharpe 0438 847 700**

All information herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries. All measurements and figures are approximate only.