









Location, location, luxury

3/2 Jolimont Terrace
East Melbourne
Price: $850,000+

BY **KAY KEIGHERY**

INVERESK, a dramatic two-storey Italianate Victorian, was built in 1877 as the home of a wealthy timber merchant. In 1994 this elegant and noteworthy property was converted into three luxury apartments, each one enjoying internal and external period beauty as well as a location just as enviable today as it was 126 years ago.

Situated on the ground floor and therefore blessed by the gorgeous verandah, apartment 3 is an impressive three-bedroom residence.

The verandah and living rooms have stunning views across Yarra Park, which surrounds the MCG, and a short stroll reveals the city skyline and Fitzroy Gardens.

The deep, arched verandah forms part of an equally grand entrance foyer with tessellated tiles and views across the park. A separate door opens this verandah to a charming, common courtyard.

The foyer provides direct access to the living room, which is sheer elegance with its soaring ceilings, large windows and parquetry floor. Focal point is the marble fireplace, which sensitively houses a Jetmaster heater, while picture rails, cornices and a ceiling rose evoke glory days.

The kitchen and dining area is as generous in proportion and finish as the living room and has been tastefully modernised to gleaming granite surfaces, state-of-the-art appliances and beautiful cabinets finished in golden timber. The dining area addresses the common courtyard through a three-panelled bay window, providing most appetising aspects.

The bedroom at the rear of the ground floor has a walk-in wardrobe and en suite, which features Italian mosaic tiles, granite vanity and a huge shower recess.

Up a staircase with olive green carpet are two more bedrooms and a bathroom. Both bedrooms are carpeted and cosy, with built-in wardrobes. The bathroom has a tiled bath and a large, space-enhancing mirror.

Two car spaces come on title, but with absolutely everything within easy walking distance — restaurants, gardens, the MCG and the city — they are likely to be well used.

Auction: Saturday, December 13, at 11 am.
Agent: Carmichael and Weber, 9417 3888.