

# 12 Gatehouse Lane, Albert Park, Vic 3206

 Real Estate

## House For Sale

Monday, 18 March 2024

12 Gatehouse Lane, Albert Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Oliver Bruce  
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Sarah Wood  
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## Expressions of Interest

With sophisticated style and exceptional quality, this contemporary showpiece offers a high standard of luxury, convenience, and seamless indoor-outdoor living in the heart of Albert Park. Featuring secure garage parking and a prime location on the cusp of cosmopolitan Victoria Avenue, this residence is just moments away from the village's renowned restaurants, boutiques, and the beach, representing low-maintenance, high-impact living. The entrance hall, bursting with natural light, makes an impactful first impression, leading immediately upstairs to expansive open-plan living and dining spaces, each embracing a fantastic terrace and impressive gourmet kitchen. Calacatta marble benchtops make a stylish statement, hosting a suite of quality appliances and storage, including an electric Miele cooktop, Miele gas wok burner, dishwasher, and integrated Liebherr fridge/freezer. The living area and adjoining office/sitting room open through stacking glass sliders to a large sun terrace, where blue skies create a peaceful backdrop and a wind-activated automated awning extends for all-season enjoyment, which doubles the internal living space. A gas fireplace and custom joinery complement the free-flowing ambience, whilst abundant natural light is captured from the desirable northeast aspect. Well zoned away from the entertaining zone, the three ground-floor bedrooms boast built-in robes, including the spacious main bedroom with a designer en suite. An equally luxurious marble vanity bathroom with a full-sized bath, a European laundry and a separate upper-level powder room continue the sophisticated style and functionality. In a coveted location zoned for Albert Park College and just a short walk from the beach, Albert Park Lake and steps from trams, it includes an alarm, hydronic heating, split system heating/cooling, double glazing, alarm system, drying cupboard, continuous boiling/filtered cold water tap and internal access from the single remote garage.