

12 Little O'Grady Street, Albert Park, Vic 3206

CENTURY 21

House For Sale

Friday, 3 November 2023

12 Little O'Grady Street, Albert Park, Vic 3206

Bedrooms: 2

Bathrooms: 2

Type: House



Larissa Resetar
0407628876



Paul Hack

AUCTION Saturday 25th of November 1:00pm

Located in a highly sought-after village-edge area, just a short stroll from cafes, restaurants, and boutique shops, this charming Victorian property with a north-facing backyard offers an exciting entry or investment opportunity. With ample light, space, and potential for renovation, it presents the perfect chance to live or create a dream city-fringe lifestyle, with every desirable urban and beachside attraction just moments from your door. Displaying the charm of its period roots, the home reveals superb, sun-drenched spaces, defined by high ceilings and polished timber floors throughout a modernised open-plan living/dining area. Capitalising on its ideal orientation, the sky-lit hallway guides you towards the rear meals/kitchen area. French doors accentuate the seamless indoor-outdoor connection, leading to a tranquil courtyard perfect for entertaining, adjoining the well-appointed kitchen, complete with ample storage, a Smeg range stove, stone benchtops, and a dishwasher, offering total modern convenience. Pedestrian access to the courtyard via shared laneway. Two bedrooms include the entire top-floor main retreat, with high-raked ceilings and an ensuite bathroom. Providing plenty of room for now and the potential to extend further in the future (STCA), this impressive home also includes solar power, split system heating/cooling, a ground-floor bathroom and a European laundry. Live in the heart of it all, and enjoy the serene ambience and privacy of this exclusive enclave, with the beach, excellent schools, including Albert Park College, trams, MSAC, and Albert Park Village's array of cafes and restaurants at your fingertips. Eligible for parking permits. Enquiries please contact Larissa Resetar 0407 628 876 or 9525 3666.