

# 138 Victoria Avenue, Albert Park, Vic 3206

 Real Estate

## House For Sale

Friday, 2 February 2024

138 Victoria Avenue, Albert Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## **Auction Saturday 24th February at 11.30am**

Cherished by the same family for over four decades, this endearing three-bedroom Victorian residence delivers lifestyle enthusiasts a rare opportunity to step into the very best of Albert Park living, with the beach and Victoria Avenue's retail and dining metres from the front door. Set back from the street on a 162.85sqm (approx) allotment, the property stars high ornate ceilings, a corbelled arch hallway and an open-plan living/dining/kitchen to the rear. Immaculate in all its 1970s glory, the kitchen is entirely practical for now with a brand new freestanding stove and excellent storage, whilst there is also a rear bathroom and laundry opening to the rear courtyard. Additional inclusions comprise gas heating, air-conditioning, rear pedestrian ROW access and an enclosed side courtyard. Surrounded by the area's best cafes, restaurants, trams and schools - including Albert Park Primary School and Albert Park College, and only minutes from the CBD, this exceptional home delivers instant satisfaction and the potential for future rewards, with scope to enhance, revive and extend (STCA).