

**17 Erskine Street, Albert Park, Vic 3206**

**CENTURY 21**

**House For Sale**

Thursday, 15 February 2024

17 Erskine Street, Albert Park, Vic 3206

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 170 m2**

**Type: House**



Larissa Resetar  
0407628876



Paul Hack

## **AUCTION MARCH 16th 2.30PM**

Ideally situated in a blue-chip location between Albert Park Lake and the Bay, zoned for excellent schools. This double fronted, freestanding circa 1920 house has been stylishly updated but also offers further opportunity with a 'Nil' grading from the City of Port Phillip, offering potential to develop and create a new home or extension (STCA). Land of approximately 170 sqm enjoying a frontage to Erskine Street of approximately 8.5m and a northern orientation approximately 19.8m depth, plus side access via a quaint cobblestone laneway along the western boundary. The Northern orientation ensures the ideal outdoor entertaining area which is low maintenance and leading into the light filled living and kitchen zones enhanced by stone benchtops, a suite of quality Electrolux and Bosch appliances, and extensive storage. Enter through a long-arched hallway with Baltic pine flooring leading to up to four bedrooms if required or three bedrooms with an additional lounge/study. Central renovated bathroom, external laundry, 2nd WC and split system heating & cooling. Easy walk to the beach, Albert Park Lake, Middle Park Primary School, village, cafes and trams. Enquiries please contact Larissa Resetar on 0407 628 876.