

170 Page Street, Middle Park, Vic 3206

**buxton**

House For Sale

Thursday, 1 February 2024

170 Page Street, Middle Park, Vic 3206

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Arthur Apostoleros  
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Zoe Fenlon  
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**\$3,500,000 - \$3,700,000**

Exquisitely blending traditional elegance with sun-drenched contemporary style, this captivating Edwardian residence delivers irresistible lifestyle appeal in a sought-after tree-lined setting central to the beach and Albert Park Lake. On a deep, north-facing allotment and with a second frontage to Little Page Street offering secure off-street parking for two, it is an exceptional chance to live a coveted lifestyle, grow with the family and relish the proximity to the area's best attractions. Rich in original character and opened up to promote an idyllic alfresco flow, it welcomes easy living through ultra-high ceilings and a substantial hallway with high-set electronic windows, where dual living zones and well-zoned bedrooms cater to every need. A sophisticated formal sitting room featuring an open fireplace adds to the versatile layout, making it an ideal space for a fourth bedroom, with three additional robed bedrooms, including the main suite with courtyard access, extensive robes/storage and a modern ensuite. Entertain effortlessly within the rear open-plan living/dining area, enhanced by a wall of bi-fold glass that opens to a private and meticulously maintained courtyard and low-maintenance yard. The accompanying sleek kitchen, equipped with a stone island bench, stainless steel countertops and European appliances, is strategically designed to facilitate seamless indoor-outdoor entertaining. Just 350m from the sand and a brief stroll or tram ride to Middle Park Village's countless restaurants, cafes, Middle Park Primary School and lakeside recreation fields, this beautiful home includes a sleek main bathroom, central courtyard, reverse-cycle ducted heating/cooling, electric heating, a full laundry, alarm system and remote roller door for secure parking at the rear.