

# 2 Canterbury Road, Albert Park, Vic 3206

 Real Estate

## House For Sale

Friday, 17 November 2023

2 Canterbury Road, Albert Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Kaine Lanyon  
0411875478



Lachlan Dennehy  
0402769388

## **Auction Saturday 9th December at 12.30pm**

Set against the backdrop of a private poolside garden sanctuary on the edge of Albert Park Village, this magnificent c1880 extra wide (6.55m) Victorian residence meets all expectations with its timeless elegance, stunning period features, contemporary reimagining and unbeatable lifestyle position. Beyond an elegant bay-window facade and high-fenced tessellated entrance, the majestic interior reveals a stunning nod to the bygone era, with a grand arched hall introducing gracious adjoining lounge and dining rooms, each with incredible marble fireplaces beneath high, ornate ceilings. Extended to the rear and luxuriating in natural light, the elegant modern kitchen features stone benches and high-end appliances, opening via the spacious casual living/meals area to the decked alfresco area where an extendable awning and gas heated plunge pool afford superb relaxation, entertainment and outdoor living. Upstairs, the glorious large main bedroom with a marble fireplace, well-appointed robes and balcony access is matched by two additional large double bedrooms with robes and a beautiful central family bathroom featuring a classic claw-foot bath. A peaceful oasis in the heart of all the action, it is an idyllic setting for city-fringe living, exclusively positioned opposite Albert Park Lake & parklands, and a short stroll to Albert Park Village, the light rail, trams, cafes, restaurants and boutiques, and the beach. In the catchment for Middle Park Primary School and Albert Park College, and within easy reach of elite private schools, it includes ducted heating & air conditioning, a downstairs powder room, European laundry, a wine cellar, substantial attic storage, a storeroom, garden irrigation and pool and garden lighting, and a very convenient pedestrian rear ROW access out to Kerferd Road.