

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

 **REALESTATE**

**House For Sale**

Friday, 2 February 2024

21 Erskine Street, Albert Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Kaine Lanyon  
0411875478



Ben Bongiorno  
0417584793

## **Auction Saturday 24th February at 10.30am**

Uniquely transformed with an industrial edge beyond its unassuming solid-brick façade, this north-facing three-bedroom Edwardian home is a natural entertainer enviably placed between the bay and Albert Park Lake. Charming from the street, the light-filled interior reveals large bedrooms, a relaxing open-plan living/dining room with seamless alfresco flow, and high ceilings that maximise the home's light and space. Traditional period details welcome you inside through the hallway, whilst entirely contemporary renovations expand the living room through a well-appointed stainless steel kitchen with Smeg and Bosch appliances to a rear paved courtyard through steel-framed doors. The floor plan is irresistible, branching into two upper-level wings, each with bedrooms, including the north-facing main with a marble-tiled en-suite and wall-to-wall robe. A third bedroom affords easy access to the striking central bathroom on the ground floor, whilst versatility sits front and centre with a built-in office nook. Situated within the catchments for Albert Park College and Middle Park Primary School and a short walk to the beach, trams, MSAC and Albert Park Village, this fantastic home is a real show-stopper, complete with hydronic heating, split system air-conditioning, rear/side pedestrian laneway access, polished timber floors, a European laundry, skylights throughout and plenty of bespoke storage options.