

**22 Graham Street, Albert Park, Vic 3206**



**Sold House**

Friday, 18 August 2023

22 Graham Street, Albert Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Warwick Gardiner

0386445500

**\$2,275,000**

Capturing a leafy outlook opposite the lush expanse of Gasworks Arts Park and surrounded by every imaginable amenity, this sensational multi-level residence's generous three-bedroom, three-bathroom accommodation offers families a simply fabulous inner city lifestyle. Tucked away within an exclusive cul-de-sac moments from the beach, Bay Street and Albert Park College, it is impeccably presented for executive living, with a secure double garage, multiple alfresco areas and generous light-filled proportions. Recent updates include; freshly painted throughout, new wool carpets, new LED downlights and updated landscaping. Set behind a secure courtyard garden, ground floor spaces provide spacious guest accommodation with an ensuite bedroom and large laundry, while the first floor delivers sensational entertaining with open-plan living/dining enjoying dual terrace access. A sleek, central kitchen highlights ease and sophistication with its Miele cooking appliances, including a gas cooktop and an integrated Bosch dishwasher. Further upstairs, two spacious bedrooms and two bathrooms include the park-front main with an ensuite and built-in robes, leading up to a second living zone and sensational terrace, perfectly capturing city views over the park, perfect for alfresco entertaining. With zoned heating and cooling, quality flooring, and high ceilings, this exceptional home offers an idyllic, contemporary lifestyle with easy access to trams, eateries, bars, playgrounds, and the beach.