

**23 Herbert Street, Albert Park, Vic 3206**



**House For Sale**

Thursday, 14 March 2024

23 Herbert Street, Albert Park, Vic 3206

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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**\$1,100,000 - \$1,200,000**

Nestled in a beautiful tree-lined street & brilliantly positioned to take advantage of all that Albert Park offers, this light filled abode presents an exciting opportunity. Freshly painted & drenched in natural light with both front & rear courtyards, this street fronted abode presents first home buyers or savvy investors with affordable entry into a prestigious market, ideal to live in or rent out as is or renovate & create a luxurious contemporary abode. A securely enclosed front courtyard greets you on arrival, while on the interior an expansive tiled living & dining zone with full height windows is served by a neatly presented kitchen enjoying access to a paved rear courtyard. While upstairs two light saturated glass encapsulated bedrooms & a large sparkling fully tiled central bathroom with shower over bath & laundry facilities completes the accommodation. Also featuring a panel wall heater & under stair storage. This ideal entry point or investment is ideally located only moments to the beach, Victoria Avenue's shops & restaurants, Albert Park Village, trams, schools & Albert Park Lake.