

**240 Danks Street, Albert Park, Vic 3206**



**House For Sale**

Wednesday, 21 February 2024

240 Danks Street, Albert Park, Vic 3206

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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**\$1,600,000 - \$1,750,000**

Met by a façade that's pretty as a picture, this thoughtfully laid out Victorian has been modernised to harness light at every opportunity. With a generosity of space, this 2 bedroom, dual living, 1.5 bathroom house is easy to love. The home instantly welcomes with stained glass windows framing the front door and a wide hallway with wooden floors, a Victorian arch and ornate ceiling rosettes above. The home boasts a formal lounge with OFP that flows to a cleverly dispersed family zone. A kitchen and discreet laundry alcove is fitted with European appliances, and terrific storage, overlooking the living and dining room. Benefitting from an internal courtyard and windowed doors that invite spades of light and a lovely breeze before spilling onto a delightful decked yard that's lined with established foliage. Also features two robed bedrooms with natural light and OFPs, a centrally located bathroom with bathtub, an additional powder room, storage sheds, plantation shutters, built in BBQ area, ducted heating, RC/AC and ROW access to Ashworth St. Hop over to the playground directly opposite the property, walk 100m for city bound trams or stroll just 300m to the foreshore and all it has to offer. Choose between Albert Park and Middle Park villages for cafes, shopping and more public transport options. Also close to St Vincent Gardens, Albert Park Lake, MSAC, Albert Park College, Gasworks Art Park and Farmer's market. Inspect during scheduled open times or by appointment with the agent. Presented by Cayzer Real Estate Albert Park. All enquiries must include a phone number.