

**270 Albert Road, South Melbourne, Vic 3205**



**House For Sale**

Wednesday, 17 April 2024

270 Albert Road, South Melbourne, Vic 3205

**Bedrooms: 6**

**Bathrooms: 4**

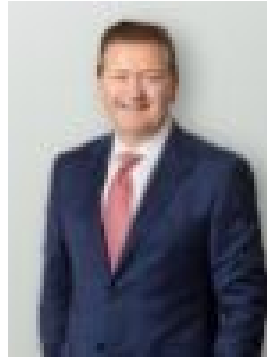
**Parkings: 3**

**Area: 316 m2**

**Type: House**



Besim Kanacevic  
0433338757



David Wood  
0418315114

**\$3,100,000 - \$3,400,000**

Position, position, position! 270 Albert Road & 45 Thomson Street. Set in a highly sought-after location, this unique property features two art deco-style apartments and a modern townhouse, offering both immediate investment value and potential re-design to create a single residence (STCA). Currently held under a single title, this property provides flexibility in your investment strategy, allowing the option to combine these spaces into a spacious family home. Meticulously maintained and renovated over the years, the property offers ample space for various purposes, such as intergenerational living or a home office. The property comprises two buildings, with the front two-storey structure housing two apartments. Both units feature art deco design with a practical layout with two bedrooms, central bathroom, living room and open plan kitchen/dining and informal living facing North. The ground floor apartment provides access to a courtyard, while the second-floor unit enjoys a private northern balcony. At the rear of the property sits a contemporary two-bedroom townhouse set over three levels with street frontage for Thompson Street and a triple garage. The home features an open-plan kitchen on the second level, along with a bedroom complete with an ensuite. Ascend to the third floor to discover the master bedroom, also with ensuite, and a balcony that presents stunning city views. Enjoy the added convenience of parking space for three cars. The location places you on the doorstep of Albert Park Lake and MSAC, within walking distance to Clarendon Street, South Melbourne Market, the beach and trams providing access to the CBD.