

# 3 Wharf Street, Port Albert, Vic 3971

Nutrien Harcourts

## House For Sale

Wednesday, 27 December 2023

3 Wharf Street, Port Albert, Vic 3971

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 450 m2

Type: House



Lynette Davis



David Foat

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## Contact Agent

Historical Derwent House is double brick, bright, beautifully decorated and with chandeliers throughout, has an air of elegance. In keeping with the location and history of this property, a tasteful nautical theme employs port hole mirrors, marine wall lights and maritime furnishings. From each bedroom at 3 Wharf Street, you wake to spectacular sunrises. The charming ambiance of Port Albert is captured by the north-facing aspect of this house. • 4 bedrooms. one with walk in robe and one with built in robes. • Open plan kitchen with electric cooking and harbour views from the dining table. • Dual living areas, one with wood heater. • Sunroom leading out to the low maintenance asphalted area with established gardens long the fence line. • Garage with power and concrete floor. • Block size is 450 sqm, ideal size for easy care. • Furnishings can be included if desired. • Commercial potential with Zone Commercial 1. In the historical township of Port Albert, which is the gateway to fishing, boating and other water sports, Derwent House is a short stroll from the jetty and is located opposite Rutter Park and the boat ramp. The region offers many recreational indoor and outdoor activities to explore or just soak up a relaxed lifestyle and immerse yourself in the stunning coastal scenery. Don't let this rare find pass you by: this is Country living at its best in an idyllic coastal fishing village. Contact Lynette to arrange an inspection.