

**30 Brooke Street, Albert Park, Vic 3206**



**House For Sale**

Tuesday, 6 February 2024

**30 Brooke Street, Albert Park, Vic 3206**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 190 m2**

**Type: House**



Simon Carruthers



Michael Szulc  
0417122809

**\$2,000,000 - \$2,200,000**

Located in the coveted St Vincent Garden precinct, this pristine heritage home offers the best seats to all that Albert Park has to offer. With a double fronted footprint, this Victorian is graced with a spacious layout and spades of natural light. Respectfully updated to usher the home into today's modern comfort expectations, the home endorses its heritage by retaining the hardwood floors, soaring ornate ceilings and the original joinery it was endowed with. Comprising a wide-open plan living and dining zone with extensive glazing harnessing the afternoon sun and an exposed brick fireplace. Step out to a generous rear yard paved for entertaining. Served by an easy-care kitchen appointed with terrific storage, stone benches and induction cooking. The first floor hosts a breezy master suite with vast robes and ensuite with rainfall shower as well as offering an adjoined space for lounging or a bright home office. Also features two further bedrooms on the ground floor served by a central bathroom, RC/AC, panel heating, plantation shutters with rear laneway and possible access for small vehicle. Just one street to the delightful playground and tennis club of St Vincent Gardens and a quick stroll to the extensive village for cafes, restaurants and shopping as well as Gasworks Farmer's market. Also within easy reach of Albert Park Lake, MSAC, trams, Albert Park Primary School and Albert Park College. 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.