

# 33 Erskine Street, Middle Park, Vic 3206

 Real Estate

## House For Sale

Saturday, 18 November 2023

33 Erskine Street, Middle Park, Vic 3206

**Bedrooms: 3**

**Bathrooms: 3**

**Type: House**



Justin Holod  
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Georgia Whitford  
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## **Auction Saturday 9th December at 12.30pm**

Transformed with a contemporary vision and designed to effortlessly capture the desirable northern rear aspect, this idyllic three-bedroom home is a faultless amalgamation of style and timeless charm. From its single-fronted block facade to its inviting, light-filled interiors and easy-care setting within a quiet street, it offers uncompromising style and undeniable allure. Solid hardwood floors and high ceilings make an instantly attractive impression, flowing through the traditional arched hallway to the spectacular open-plan living/dining zone at the rear. An impressive 2-Pac kitchen with European appliances and stone benchtops caters to an entertainer's lifestyle, stepping through the living area with a gas fireplace to a private and low-maintenance courtyard, offering an ideal indoor-outdoor setting. An entire upper-level main retreat captures views of the CBD from the private north-facing balcony and enjoys the privacy of an ensuite and walk-in fitted robe. This is matched with two ground-floor bedrooms with built-in robes, including one with an ensuite and a spa-inspired bathroom with a freestanding bath, stacked stone feature wall and central courtyard outlooks. Situated between the bay and Albert Park Lake and within the catchments for Albert Park College and Middle Park Primary School, this exceptional home is a perfect lifestyle base, with ducted heating and cooling, a European laundry, excellent storage, video intercom, and pedestrian laneway access.