

**34 Cruikshank Street, Port Melbourne, Vic 3207**

**buxton**

**Sold House**

Friday, 27 October 2023

34 Cruikshank Street, Port Melbourne, Vic 3207

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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## Contact agent

An impressive sight in a largely single level neighbourhood, this double storey brick Victorian is equally enchanting inside with its easy combination of original elegance, generously extended modern spaces and irresistible rear courtyard with second frontage to Little Cruikshank Street. A super smart brick façade hides four charming original rooms that now host a ground floor bedroom with high ceiling and OFP, dining domain, also with OFP, and two upstairs bedrooms with excellent BIRs/storage, one with ensuite. At the rear, a modern family kitchen with upright cooker is accompanied by a large living/dining domain under a cathedral ceiling with extensive built in storage and sliding glass doors that offer a seamless connection to a deep Tuscan inspired courtyard with water feature and workshop enjoying roller access to Little Cruikshank Street. Further highlights include a ground floor spa bathroom, concealed laundry, light well courtyard, split heating/cooling and Baltic Pine floors. Move straight in and enjoy with options to update or renovate (STCA) in this brilliant Albert Park fringe address just meters from Edwards Park and Lagoon Reserve with a short walk to the beach, Bay Street, Gasworks Arts Park and prized Albert Park Secondary College and a longer but manageable walk to Victoria Avenue, trams, Bridport Street's iconic cafes and boutiques and Albert Park Primary. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER