

# 41 Erskine Street, Middle Park, Vic 3206

 Real Estate

## Sold House

Friday, 18 August 2023

41 Erskine Street, Middle Park, Vic 3206

Bedrooms: 2

Bathrooms: 1

Type: House



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## Contact agent

Beyond a picture-perfect, block-fronted exterior, this compelling two-bedroom Victorian cottage exudes a stunning combination of style and light, forming a wonderful setting for laid-back living in a genuine lifestyle setting. Metres from Middle Park Primary School and within an easy walk of MSAC, the beach and Armstrong Street's village shops, it's an idyllic base with the scope to enhance further or extend to make the most of its compelling family setting (STCA). Taking advantage of abundant natural light, the home's traditional arched hallway presents two spacious bedrooms with built-in robes and Nobo heaters, one with a working open fireplace, before culminating in beautiful open-plan living and dining rooms at the rear. French doors allow a seamless flow to the north-facing private courtyard, perfect for relaxed entertaining and alfresco dining with rear laneway access and a hidden bin area, complemented by a lovely kitchen with gas cooking. A dual access ensuite bathroom to the main bedroom and a separate, external laundry provides additional convenience, whilst split system heating/cooling ensures instant comfort throughout the changing seasons. Easily accessible to the best the area has to offer via the Mills Street tram and only a quick commute to the CBD or St Kilda via the nearby light rail, this charming residence offers an enviable lifestyle in one of the area's premier streets and across the road from the Frank & Mary Crean Reserve.