

45 Kerferd Road, Albert Park, Vic 3206

 **RE/MAX**  **REALTY**

Sold House

Thursday, 16 November 2023

45 Kerferd Road, Albert Park, Vic 3206

Bedrooms: 2

Bathrooms: 1

Type: House



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\$1,250,000

Owning a premier position in the heart of Albert Park, this endearing two-bedroom Victorian terrace presents a rare opportunity to obtain, renovate and revive a truly captivating classic. Hallmark cast-iron lacework, high ceilings and a traditional arched hallway are resplendent in period detail, whilst the free-flowing footprint shines with natural light, ideal for investment whilst you plan for its bright future (STCA). High ceilings and Baltic Pine floors flow through the traditional hallway, unveiling an open-plan living, dining, and kitchen area at the rear, bathed in abundant sunlight from the westerly aspect to a red-brick paved courtyard. Two spacious bedrooms with built-in robes are served by a bright bathroom and laundry at the rear, whilst the comfort of ducted heating adds to the overall allure. Presenting an enticing lifestyle and promising future, this property boasts zoning for Middle Park Primary School and Albert Park College. Offering the exciting opportunity to transform its open surroundings between Albert Park Lake, MSAC, and the beach, steps away from the village and city-bound transport.