

**47 Barrett Street, Albert Park, Vic 3206**



**Sold House**

Thursday, 12 October 2023

47 Barrett Street, Albert Park, Vic 3206

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 177 m2**

**Type: House**



Warwick Gardiner  
0386445500



Lachie FraserSmith  
0418399182

**\$2,000,000**

Maintained to an impeccable standard by virtue of unmistakable care and proud attention, this 2-bedroom single-fronted terrace presents an unanticipated fusion of eras and light-filled living, perfectly positioned metres from Victoria Avenue's exceptional lifestyle offerings. Welcomed by the charming nameplate, Barrett Cottage, and a long gallery hallway, the home reveals two living zones bathed in natural light - the first, an engaging sitting room with a fireplace and access to the central courtyard; the second, a textural haven brimming with earthy tones that forms the relaxed open-plan extended living domain. This north-facing rear aspect also showcases an immaculate 90s kitchen with updated appliances and timber benchtops, and extensive glazing offering views and passage to the rear courtyard. Low-maintenance yet high in versatility, it effortlessly caters to alfresco entertaining and secure parking beyond a roller door with access via Barrett Lane. Beautiful, newly-laid loop carpet accentuates the restful ambience of the two bedrooms - one adorned with a charming fireplace, whilst both enjoy the provision of built-in robes. A spotless wet area displays premium functionality with its intelligent layout, encompassing a good-sized bathroom with a bath, a separate WC, and laundry. Immediately enjoyable and appointed with reverse cycle air conditioning, there's scope to extend up to accommodate a growing family (STCA), and an enviable lifestyle on your doorstep, with the beach only a 5-minute walk away, plus excellent schools, including Albert Park College, trams, and Albert Park Village's array of cafes and restaurants at your fingertips. Conjunctional Property Advocate - Robert Millar