

**47 Nimmo Street, Middle Park, Vic 3206**

 **RE/MAX**

**House For Sale**

Friday, 3 May 2024

**47 Nimmo Street, Middle Park, Vic 3206**

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Nicholas Hoo  
0398229999



Kaine Lanyon  
0411875478

**\$3,750,000 - \$3,950,000**

Superbly positioned and immediately captivating, this solid-brick, freestanding, double-fronted Victorian residence is a showcase of architectural style, family functionality and lifestyle excellence just one block from Armstrong St Village. Its idyllic wide frontage and landscaped surroundings make a statement of refinement and sophistication, filtering through the grand interior, where period details complement spectacular contemporary additions. A central arched hallway precedes the modernised entertaining zone, branching into three generous bedrooms and a sitting room with ornate period detailing, including the main bedroom with built-in robes and an ensuite. A fourth bedroom emphasises the versatility of the layout, with an additional two rooms upstairs, each with storage, skylights and flexibility as an office or parents retreat. Open-plan living and dining areas merge beautifully with the landscaped gardens to the rear, where alfresco entertainment takes centre stage, enriched by a sleek, stone bench kitchen with premium appliances. Sliding doors and high ceilings capture the verdant outlooks and natural light, flowing to a decked alfresco zone with retractable shade cover and lush lawns bordered by established greenery and seasonal colour. Zoned for Middle Park Primary School and Albert Park College and set within metres from cafes and restaurants, Albert Park Lake, MSAC, the light rail and a short walk to the beach, this exceptional home is a genuine lifestyle prize. Highlights include hydronic heating, split system air conditioning, significant storage, plantation shutters, solar power, laundry, barbecue, alarm system and rear pedestrian access. Land size: 370sqm approx. Presented in conjunction with Tim Wilson Advocates - 0419 726 769