

85 Canterbury Road, Middle Park, Vic 3206

 Real Estate

House For Sale

Thursday, 9 May 2024

85 Canterbury Road, Middle Park, Vic 3206

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 256 m2

Type: House



Nicholas Hoo
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\$2,600,000 - \$2,800,000

Opposite Albert Park Lake with secure parking via Canterbury Place, 'Karmen' is a distinguished example of timeless European elegance, presenting a remarkable city-fringe lifestyle opportunity with its generous dimensions, immediate quality and exceptional renovation potential. Beyond a proud facade and marble-tiled verandah, the home's unique layout is immediately striking, with parquet flooring flowing through the formal living and dining rooms, highlighted by a bay window and an extraordinary glow of natural light. A ground-floor bathroom hosts laundry facilities and granite countertops, preceding the open-plan living, dining and kitchen domain to the rear, featuring granite benchtops and an ambient open fireplace. Timber bi-fold doors extend to the rear garden and terrace, where established greenery, an awning and central water feature create an idyllic setting for alfresco entertaining. Upstairs, the main bedroom features a private balcony, an ensuite, and a walk-in robe. This is complemented by two additional bedrooms, each with robes, including one with a park-facing balcony, a home office or a fourth bedroom with robes, and a central bathroom with a large spa. Positioned within the Albert Park College and Middle Park Primary School zones, it is within walking distance of MSAC, Albert Park Lake and the city-bound light rail (#96), and includes abundant storage, secure off-street parking to the rear, and intercom. Land size: 253sqm approx.