

97 Kerferd Road, Albert Park, Vic 3206

 **RE/MAX**

House For Sale

Saturday, 25 November 2023

97 Kerferd Road, Albert Park, Vic 3206

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Kaine Lanyon
0411875478



Sarah Wood
0408902827

Auction Saturday 16th December at 10.30am

On a tree-lined boulevard flanked by the beach, Albert Park Lake and the village, this refined three-bedroom wide Edwardian home will captivate with its generous single-level dimensions, sun-drenched spaces and exceptional privacy. The irresistible appeal is evident immediately with a handsome tuck-pointed facade and vast, sky-lit hallway, where leadlight windows and soaring ornate ceilings merge with a light-filled modern aesthetic. Baltic pine floors and crisp white interiors hint at the modern convergence, welcoming three oversized bedrooms with ornate open fireplaces and built-in storage, including the north-facing main bedroom with a decorative box-bay window. A beautiful central marble bathroom with a classic claw foot bath precedes the inviting living room at the home's heart, leading to the light-filled casual rear family and dining areas and a spacious well-appointed stone-bench kitchen. Soaring raked ceilings and floor-to-ceiling glass frame the picturesque gardens within the stunning dining room, creating the perfect setting for entertaining with a red brick patio, the shade of a Jacaranda tree and brilliant wide vehicle laneway access with a single, secure carport. Walk to cafes, MSAC, Albert Park Lake, city-bound trams, and the beach in minutes, and enjoy the esteemed schooling options, including Middle Park Primary School and Albert Park College (zoned), with comforts including a second bathroom, split system heating/cooling, hydronic heating, and a laundry. Land size: 330sqm (6.5m x 50m) approx.