

**304 Albert Rd, South Melbourne, VIC, 3205**



**House For Sale**

Tuesday, 1 October 2024

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**Bedrooms: 4**

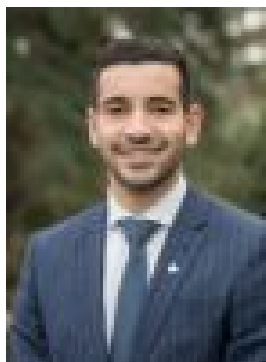
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Simon Gowling  
0422234644



Max Mercuri  
0431043723

## **“Derwent” Sophisticated city-fringe lifestyle**

Set against the iconic backdrop of Albert Park Lake, this landmark solid-brick Victorian terrace with dual frontages and secure off-street parking is an address of elegance, allure, and urban prestige. High ornate ceilings, Baltic pine floors, and expansive windows frame a refined interior, where the main bedroom enjoys park vistas from its balcony, accompanied by two more light-filled rooms and a central bathroom.

Downstairs, the adaptable layout caters to both formal and relaxed living, with an elegant lounge and dining area flowing seamlessly to a light-filled open living/meals space and a superb stone-bench kitchen fitted with premium Bosch appliances. North-facing sliding doors reveal a private courtyard garden, perfect for al fresco entertaining, with secure parking via Bridport Street for effortless vehicle access.

With dual frontages, immaculate presentation and the benefit of ducted heating, reverse-cycle air conditioning, a second shower, and a powder room, it offers comfort for now and scope for architectural revival or expansion. Mere steps from Clarendon Street's lively eateries, city-bound trams, premier schools, and the cultural buzz of the arts and entertainment precincts, it's a home that captures the essence of a distinguished Emerald Hill lifestyle.