

32 Brooke Street, Albert Park, Vic 3206

 **RE/MAX**

House For Sale

Thursday, 1 February 2024

32 Brooke Street, Albert Park, Vic 3206

Bedrooms: 2

Bathrooms: 1

Type: House



Ben Manolitsas
0400201626



Melissa Baile
0499322389

Auction Saturday 24th February at 3.30pm

Superbly positioned on the outer circle of St Vincent Gardens with desirable walking proximity to South Melbourne Market, Albert Park Village and trams, the appeal of this beautifully transformed Victorian cottage is undeniable. Immediately inviting, the unexpected interior dimensions offer seamless living and brilliant natural light from a northwest aspect, captured through multiple outdoor spaces. The two living areas, anchored by the central granite-bench kitchen and meals domain, enhance the modern and welcoming atmosphere. French doors extend outdoors to the expansive deck for alfresco entertaining, while the light-well courtyard ensures an effortless flow of northern light through the entire home. On the upper level, two spacious bedrooms boast ample storage, including the main bedroom with wall-to-wall wardrobes, both sharing the centrally located, naturally lit bathroom. Downstairs, a powder room with laundry facilities adds to the convenience, with highlights including updated double glazing throughout, hardwood floors, rear pedestrian ROW access, split system air-conditioning, and electric panel heating. This is the perfect city-edge base in a genuine lifestyle position, where the beach, excellent schools, cafes, and boutiques are all just minutes from your front door.