

**24 Brooke Street, Albert Park, VIC, 3206**

 **RE** **Real Estate**

**House For Sale**

Tuesday, 1 October 2024

**24 Brooke Street, Albert Park, VIC, 3206**

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Sarah Wood  
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## **"Sweeny Cottage" Contemporary and Light-Filled Living**

Set within the coveted outer edge of St Vincent Gardens, this exquisite period-style cottage embodies refined contemporary living in one of Albert Park's most prestigious pockets, a mere stroll to the village's cafes, boutiques, dining options and transport.

Designed to maximise its sun-drenched rear aspect and space across two distinct levels, the perfectly executed layout opens to an open-plan living and dining area defined by engineered oak floors, a gas fireplace, and high ceilings. The sleek kitchen with stainless steel appliances and stone benchtops allows space for casual meals or study, continuing seamlessly to a serene alfresco setting framed by lush greenery and built-in seating, ideal for entertaining and relaxation.

Upstairs, two generously proportioned bedrooms, each with ample built-in robes and split system heating/cooling, are complemented by a central bathroom, appointed with a heated towel rail and abundant natural light. With effortless access on foot to South Melbourne Market, the light rail, and esteemed schools, this turn-key, modern-day classic includes electric heating, European laundry, ample storage, a powder room, keyless entry, and convenient rear pedestrian laneway access.