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118 Victoria Avenue  
Albert Park



## Freestanding Victorian on Generous Allotment

Displaying wonderful original Victorian proportions and charm, this classic period residence provides the ideal foundation for an inspired renovation in one of the area's finest lifestyle locations near a myriad of restaurants, the beach, trams and schools. Approved plans are available for a stunning total renovation by MIKA Studios. Extra high ceilings add a superb scale to the arched hallway and two double bedrooms with open fireplaces. The generously proportioned living and dining room is complemented by a casual dining area, kitchen and bathroom. The private garden with a laundry and garden shed enjoys a sunny northwest orientation. A fabulous opportunity in a tightly held location.

Land size: 182sqm approx.

118victoriaavenue-albertpark.com

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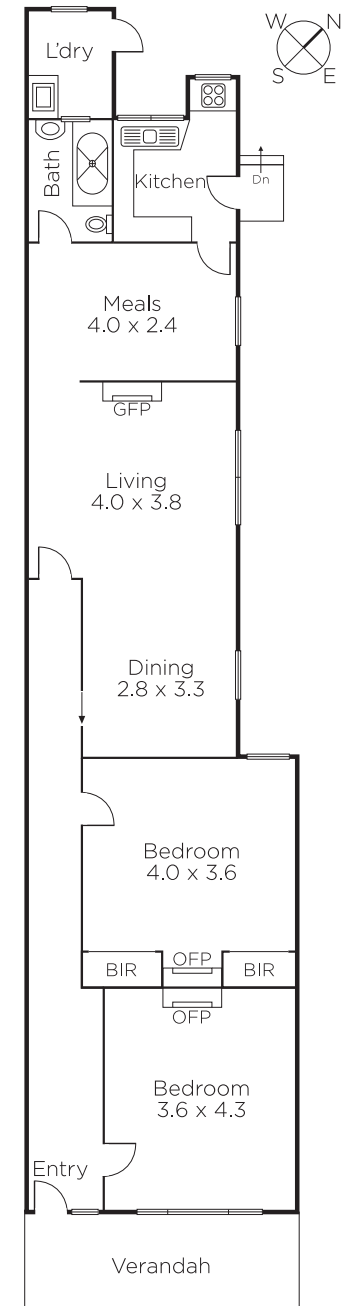
Auction Saturday 24th June at 1.30pm

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