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23 Boyd Street  
Albert Park



## Wonderful Period Charm on Corner Allotment

Capturing sun-filled northern orientation from a prized corner allotment, this well-proportioned double fronted Victorian home has been updated to provide a wonderful blend of period charm with modern amenity. Comprising main bedroom with BIRs and OFP, a further 2 double bedrooms (OFP), bathroom incorporating laundry facilities, brilliant kitchen with Ilve double oven and adjoining dining area, open to spacious living room with prominent open fire place. The former local dairy solid brick outbuilding has been converted to fully self-contained studio/office with 4th bedroom, ensuite bathroom and adjacent retreat. Other features include ducted heating and separate reverse cycle air conditioner, excellent storage. Potential off street parking from Little Page Street. Within a short stroll to the beach in fabulous bayside location.

Land 10m x 18.4m = 184sqm approx.

23boydstreet-albertpark.com

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Auction Saturday 16th December at 11.30am

Oliver Bruce 0409 856 599

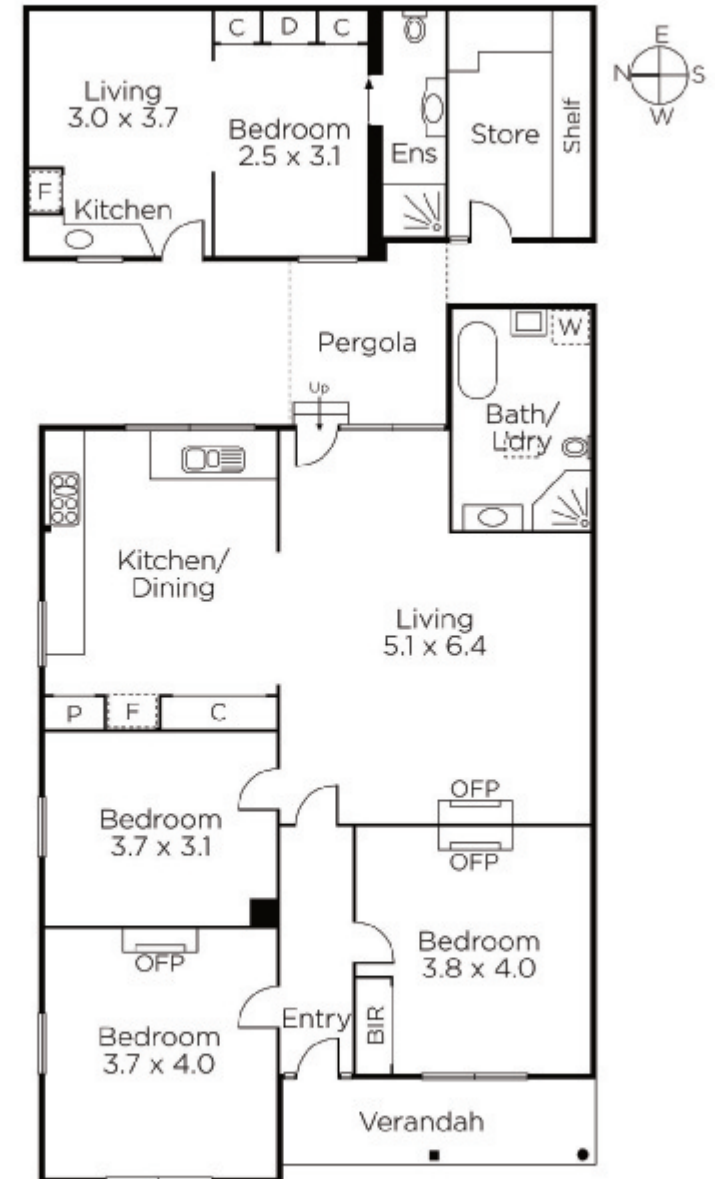
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