



## 116 Graham Street Albert Park

2 1 1

### MODERN KITCHEN | BEACHSIDE LOCATION | BEAUTIFULLY DESIGNED

The home is a perfect entry, to a coveted beachside location. This charming semi-detached Victorian residence is light-filled and well-proportioned. The dimensions of the home deliver exceptional lifestyle appeal in a quiet tree-lined street, just moments to Victoria Ave's restaurants and trams, Albert Park Village, and the beach.

- The façade has period charm and upon entry to the home, you will be greeted with a classic arched hallway, featuring lush carpeted floors and high ceilings
- 2 large bedrooms with built in wardrobes, both rooms streaming great natural light
- Inviting living room with a traditional fireplace
- Open plan kitchen
- Separate toilet and laundry
- Low maintenance court yard which has been landscaped with a clothes line
- Victoria Avenue cafes, beach & transport on your doorstep

Whilst every care is taken, Wilson Agents will not be held liable for any misprints of this

Neil Scott  
0411 597 775  
[nscott@wilsonagents.com.au](mailto:nscott@wilsonagents.com.au)