



44 Hambleton Street Middle Park VIC 3206

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\$1250 per week

Date available: 1 August 2025

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## Live Where Heritage Meets Comfort in the Heart of Albert Park!

This charming home perfectly blends old-world character with modern living.

An open-plan living provides a spacious living and dining area with high ceilings and polished floorboards to the ground level that opens onto a private courtyard to enjoy a peaceful outdoor space, perfect for relaxing or entertaining.

Kitchen facilities include a gas stove, electric oven and dishwasher and additionally a fridge freezer.

Upstairs master bedroom offers an ensuite with bath, BIR's and private balcony, whilst the downstairs bedrooms feature ornate fireplaces.

Stay cozy or cool all year round with ducted heating and cooling throughout the home.

Close to Melbourne Sports and Aquatic Centre and parks.

Easy access to trams and Albert Park Station for a quick trip into the city.

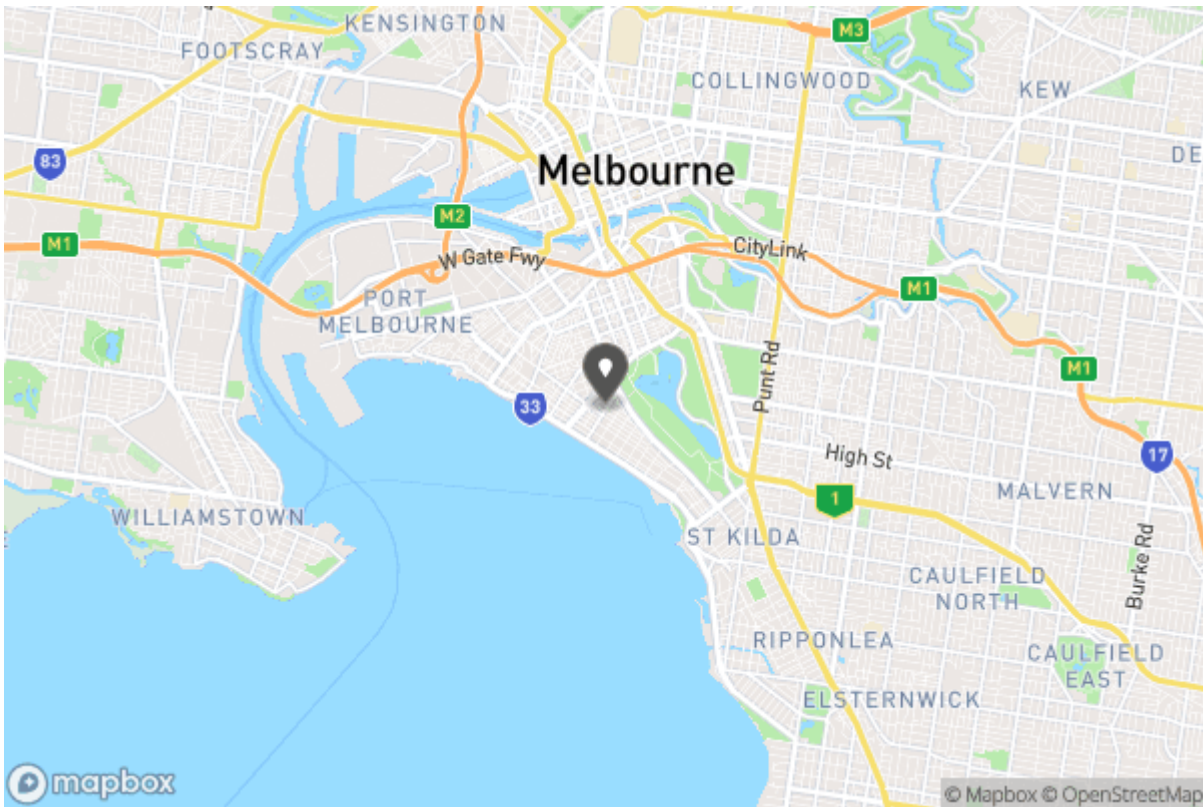
# Gallery



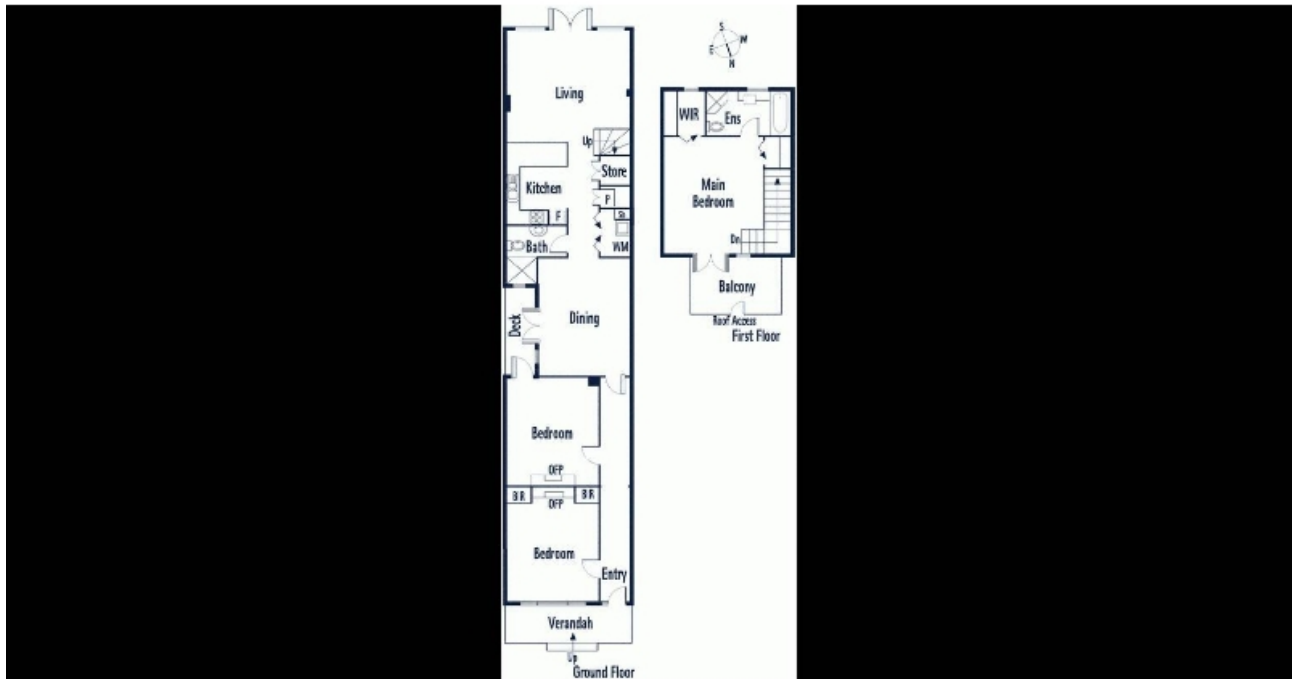




# Location Map



# Floor Plans







Don't forget to  
confirm your  
inspection by  
SMS or email

William Brydon Waldren

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Albert Park VIC 3206



### Why Book with Belle Property Albert Park

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-BelleAP&uniqueID=222P598538>

## More Information

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