

**1/136 Yarra Street, Abbotsford, Vic 3067**

**Nelson Alexander**

**Sold Unit**

Friday, 1 September 2023

1/136 Yarra Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Henry Rutherford  
0468998001



Roland Paterson  
0417367997

**\$652,000**

Whether you're a first home buyer seeking entry into this premium inner-city suburb or a savvy investor adding to your portfolio, look no further than this renovated, light-filled, ground floor apartment. Situated within a well-maintained block, this solid two-bedroom home with parking space enjoys fast access to local cafes, Victoria Park and Collingwood train stations, and the scenic surrounding parklands, from Dight Falls to the Yarra River trails.- Spacious open plan living and dining space bathed with northly light connects seamlessly to the contemporary kitchen showcasing dark cabinetry, walk-in pantry, timber benchtops, subway tile splashback and stainless-steel appliances.- Two generous and bright bedrooms, serviced by a stylish, fully tiled main bathroom featuring shower over bath, black tapware, and terrazzo tiled floor.- Additional highlights include separate laundry room, stunning herringbone parquet floors, split-system heating and cooling, ample storage, car space and green outlook to front well-maintained garden.- Apartment size: 65sqm (approx.)- Only metres to Victoria Park & Collingwood train stations offering direct access to the CBD.- Walking distance from tranquil Yarra River and trails, and picturesque Dights Falls.- Minutes to the Abbotsford Convent Arts Precinct, Studley Park Boat House, Victoria Gardens Shopping Centre, and a plethora of local eateries and cafes.