

1 Arthur Street, Aberfeldie, Vic 3040

Sold House

Friday, 11 August 2023

1 Arthur Street, Aberfeldie, Vic 3040

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House



Simon Cookson

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\$1,940,000

Nestled in an aspirational Aberfeldie streetscape, this meticulously maintained post-war prize delivers immediate comfort with scope to rent, refresh, or replace with one or more of the area's most impressive residences (STCA). With dual frontages and a commanding setback, an endearing façade reveals a bright and airy interior, with a pair of generous bedrooms joined by a tidy bathroom and multiple living zones. Adjoining a smart study/sunroom, a lengthy rear living complements an expansive front lounge, while a dedicated dining room is served by a storage-rich kitchen with integrated meals zone. Merging with living and dining spaces, an outdoor entertaining area is enhanced with a broad pergola, while a vast backyard features manicured gardens, a pair of versatile sheds/workshops, and plentiful kids' play space. With a secure double carport and room for several added vehicles off-street, highlights include excellent storage, a ceiling fan & wall heater to lounge, separate WC, water tank, full-size laundry, and wide ROW along the property's eastern boundary. Post-war home on a substantial parcel (841sqm approx.)· Wide ROW along eastern boundary (dual frontages)· Boundless scope to rent, reimagine, or redevelop (STCA)· Two generous bedrooms, a smart bathroom, and multiple living areas· Steps from the Maribyrnong River, parks, schools, shops, cafés, and transport· A rare large block opportunity in an esteemed family enclave, it's placed just steps from the blissful Maribyrnong River and acres of waterfront parklands, while moments from elite public & private schools, thriving shops & cafés, and an array of transport options