

**1 Chisholm Street, Aberfeldie, Vic 3040**



**House For Sale**

Friday, 23 February 2024

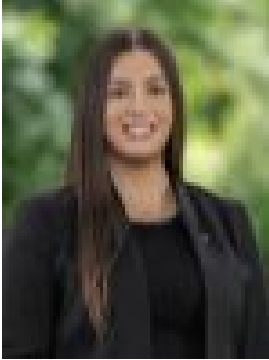
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Alicia Vavassori  
0393792000



Kieran Moloney  
0393792000

**\$880,000 - \$950,000**

A freestanding rarity amid a prestige pocket, this delightfully simple and impressively spacious home offers carefree comfort and ease amid an exclusive, edge-of-river enclave. Enhanced with a sizeable walk-through robe, a generous master is accompanied by two further, robe-lined bedrooms, together serviced by a tidy bathroom boasting an individual bath, shower, and semi-ensuite access from master. Configured for optimal function and flow between spaces, a storage-rich kitchen with stainless appliances adjoins an open living/dining section and relaxing entertainer's deck, with a private yard wrapping around to reach a quiet second setting. Enjoying private street frontage without any shared land or owners corporation, highlights include porcelain floor tiles, ducted heating and cooling, a full-size laundry with direct outdoor access, lock-up garage, and additional driveway space. Placed by tranquil river trails and the open expanses of Aberfeldie Park, it's an easy walk to the shops, cafés, and restaurants of Fawkner and Buckley Streets, while moments from elite public & private schools, Rose Street Village, and a range of transport options.