

# 1 Yarra Bank Court, Abbotsford, Vic 3067

## House For Sale

Friday, 19 January 2024

1 Yarra Bank Court, Abbotsford, Vic 3067

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Andrew Crotty  
0419399152



Chaise Priestley  
0419008831

## **\$2.1m-\$2.3m**

In a coveted riverside cul-de-sac, this graciously elegant residence proves that peace & serenity can be achieved in a vibrant inner-city locale. Cascading across three magnificent levels and embraced by exquisite Rick Eckersley-designed gardens, it is a sophisticated sanctuary that provides an enviable and welcomed escape from the daily grind.- Beyond a timelessly appealing façade, discover interiors that are refined yet warm and welcoming at the same time. Beautifully appointed and incredibly spacious, the home dishes up grand-scale and extremely flexible accommodation that will appeal to busy & extended families, professionals and discerning lifestyle buyers as well as anyone seeking an idyllic city base with room to grow.- Downstairs, the inviting lounge is centred around a cosy gas fireplace while French doors in the dining area extend the living outside to a fabulous undercover alfresco terrace for year-round entertaining.- Quality appliances including an induction cooktop star in the contemporary gourmet kitchen which is perfectly positioned for both indoor and outdoor hosting.- Three of the home's bedrooms are located on the middle level, including the serene master with walk-in robe, ensuite and balcony. A sparkling main bathroom can also be found on this level while a ground floor powder room is available for guests.- On the home's uppermost level, a generous retreat with balcony and flexible fourth bedroom/office create a peaceful work-from-home zone if needed - there is also the bonus of a fully self-contained studio apartment above the double garage which is well suited to extended family members, guests or au pairs.- Among the requisite practicalities are split system heating/cooling, slab heating (kitchen, dining & laundry) and the comfort of double glazed windows while the garage has the convenience of rear ROW access.- Potential rent amount \$1,500 - \$1,600 per week (\$78,200pa - \$83,400pa) approx. Become the envy of everyone you know thanks to this impressive Abbotsford address which is within moments of Johnston Street's many attractions, The Abbotsford Convent, Collingwood Children's Farm and Dights Falls, and just minutes to the CBD. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.