

**101B Park Street, Abbotsford, Vic 3067**



**Townhouse For Sale**

Wednesday, 6 March 2024

101B Park Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Angus Greene  
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Lee Muddle  
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**\$1,150,000 - \$1,215,000**

Seconds to Gahan Reserve in a sought-after position fronting Park Street, stands this terrace-style town residence combining space, quality and abundant natural light with views. A modern oasis of oversized proportions that also comes with secure side by side basement parking, this impressive inner-city home is superbly appointed with interior enhancement by Phelan Interiors and a sun-drenched private entertainment courtyard including an automatic retractable awning. Indoor-outdoor enjoyment without the maintenance is the emphasis with a vertical garden atrium light-court the leafy centrepiece of a spacious dual-level layout. The ground-floor is launched by a stylish living room on polished floorboards before a central powder room and laundry with great storage. At the rear is an excellent contemporary kitchen boasting European stainless-steel appliances, custom cabinetry and granite benchtops including an island that adjoins a large dining area where double-glazed bifold doors reveal the fabulous high-fence alfresco terrace. Follow the light upstairs to a brilliant daybed area beside fitted bookshelves that under a glazed ceiling leads to a beautiful, renovated bathroom (spa bath, separate shower, brushed brass tapware) and 2 expansive bedrooms with mirror built-in robes and ceiling fans, with the front integrating a wide study desk and the rear offering views over a communal piazza to the city skyline. Also features ducted and split-system heating/cooling, attic ladder storage, and 2 remote-control accessed car parking spaces. One of the best in a quiet community-focused setting, experience an uplifting easy-care lifestyle only moments to parkland, Yarra River trails, LoJo cafes, Victoria Street restaurants and shopping, Convent Arts Precinct, schools, trams and train station.