

**106 Little Charles Street, Abbotsford, Vic 3067**



**Townhouse For Sale**

Thursday, 22 February 2024

106 Little Charles Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Lee Muddle  
0449130331



Angus Greene  
0403749828

**\$880,000 - \$940,000**

Own frontage onto quiet Little Charles Street reflects the luxurious individuality of this sublime contemporary townhouse from internationally-renowned Kannfinch architects. Serenely and securely set behind a striking brickwork façade, the sophisticated form and functionality of this beautiful bespoke townhouse is brilliantly designed for a high-end, low-maintenance lifestyle located just around the corner from cafes and the Yarra River. Displaying a distinctive warehouse mood, a polished concrete floor and ceiling accented by a frame of mellow oak timber and custom storage line spacious free-flowing dining and living areas opening to a leafy rear entertainment courtyard. Central is stunning Ilve and Smeg-appointed kitchen with a stainless-steel benchtop beside a chic powder room and a wide staircase. Huge proportions define the first-floor spaces where a stylish streamlined bathroom serves 2 impressive bedrooms including full-height built-in robes with the main featuring linen drapes and a fitted study area where views stretch out along a cobbled bluestone laneway fringed in leafy greenery. Other attributes on offer include European laundry, ducted and split-system heating/cooling, double-glazing, double block-out blinds, LED lighting, security entrance, video intercom, rainwater tank, undercover car parking space and storage cage. Absolute next-level in quality and style, this inspiring designer home only minutes to the city is surrounded by Abbotsford's best including tranquil Yarra River parkland and trails, cafes, fashion stores, shopping, trams, train station, the Convent Arts Precinct, Children's Farm and Farmers' Market.