

# 11/85 Nicholson Street, Abbotsford, Vic 3067

## Townhouse For Sale

Thursday, 9 May 2024

11/85 Nicholson Street, Abbotsford, Vic 3067

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Andrew Crotty  
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**\$950,000-\$980,000**

A textural palate of materials and the finest fixtures and fittings work with the intended flair of award winning architects Kavellaris Urban Design, creating a new benchmark in inner-city living. Positioned at the top of the renowned St Joseph development, designer living just got better!- 3 good size bedrooms- Large living/dining leading to private terrace and unsurpassed city views- 2 stunning bathrooms plus powder room from living- State of the art kitchen- 2 secure off street car parks and storage- Heating / cooling- Around 119m<sup>2</sup> of living and terrace (approx)- Bike storage and visitors car parks- Owners Corp \$1288pq- Rent potential up to \$900pw (\$46,800pa)Metres from Yarra River, Dights Falls and beautiful extensive parkland. With proximity to cafes, Smith Street shops, transport and 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.