

# 11 Church Street, Abbotsford, Vic 3067

## Sold House

Friday, 11 August 2023

11 Church Street, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 185 m2

Type: House



Phoebe Hnarakis

0433222453

**\$1,100,000**

This charming sold brick period home is loaded with charm and packed with potential to further enhance or extend to build the dream home OR re-develop with 2 townhouses (STCA).- 3 large bedrooms with built in robe and open fire place- Good size living opening onto dining room- Open plan kitchen with gas cooking - Large bathroom- Lock up garage and work space area (with 2nd WC)- Land 9.14m x 20.3m (185m<sup>2</sup>) approx.- General Residential Zone, NO Heritage Overlay- Corner of Princes Street- Potential rent up to \$600pw (\$31,200pa) approx. Perfectly located moments from the Yarra River and amazing parkland. Fantastic restaurants, cafes, transport and Victoria Gardens all at your door. 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.