

116 Park Street, Abbotsford, Vic 3067



House For Sale

Wednesday, 22 November 2023

116 Park Street, Abbotsford, Vic 3067

Bedrooms: 2

Bathrooms: 1

Type: House



Lee Muddle
0449130331



Angus Greene
0403749828

\$900,000 - \$990,000

Take a central front row position directly opposite the park and transform this freestanding timber Victorian on a generous city-edge block into the beauty it so deserves to be. Immediately overlooking Gahan Reserve, this weary old weatherboard home with ROW access and an attractive block-fronted façade will most certainly spark the imagination, so get creative and make it the best park-view property on the street. The sizable rear garden's a jungle and the interior is long past its due date, though while currently unliveable, what it is absolutely loveable is the rare potential right on the park in a dynamic lifestyle location. Call an architect, call a builder and call the shots as this outstanding opportunity awaits big ideas to maximize the site and craft a brilliant state-of-the-art residence (STCA) with an expansive outlook over peaceful parkland. This freestanding period cottage with its enticing street presence in the heart of Abbotsford welcomes a stunning architectural resurgence on a prime parcel of land only a few kilometres to the CBD and just a short walk to the LoJo café and entertainment strip, Victoria Street shopping and restaurants, the Convent Arts precinct, backstreet gastropubs, Yarra River trails, schools, trams and train station.