

**13/302 Abbotsford Street, North Melbourne, Vic
3051**



Unit For Sale

Wednesday, 29 May 2024

13/302 Abbotsford Street, North Melbourne, Vic 3051

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 2283 m2

Type: Unit



Trevor Gange
0499332211

\$580,000 - \$620,000

Love the natural light and the leafy balcony views that enhance the brilliant city-edge appeal of this immaculate 2 bedroom apartment in a peaceful and inviting rear position. One of the most sought-after pockets in North Melbourne that's prized for its leafy surroundings and convenience to an ever-increasing array of amenities gives rise to the outstanding opportunity presented by this fabulous mid-century apartment in a low-rise block. Older-style proportions preferred for their impressive dimensions and functionality are a bonus for first-time buyers and investors and this light-filled home duly delivers only minutes into the city in an established low-maintenance setting. Polished wooden floors create a stylish ambience from an entrance hallway and delightful separate kitchen to a spacious dining and living room (gas space heating) opening to an undercover balcony where the garden grounds of the quiet block offer a wonderful treed backdrop. Both 2 bedrooms are bright and comfy including built-in robes while there's a laundry area with great storage and a smart bathroom that's modern and stylish with a shower over the bathtub. Situated on-title is a car parking space though everything needed is just nearby so walking is a breeze to the cafes and shops of Errol Street, supermarkets, trams, the new Arden Street train station, recreation centre, Royal Park, hospitals, Melbourne University and Queen Victoria Market as well as University High and North Melbourne Primary schools.