

# 13 Trenerry Crescent, Abbotsford, Vic 3067



## Sold House

Friday, 8 September 2023

13 Trenerry Crescent, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 2

Type: House

## Contact agent

The Phone Code for this property is: 39583. Please quote this number when phoning or texting. EXPRESSION OF INTEREST - CLOSING 9:30am Tuesday 29 August UNLESS SOLD PRIOR Please contact me if you would like a copy of the Contract/Section 32. Rare, predominantly brick/freestanding, turnkey, double-fronted, single-storey home oozes urban chic with architecture by Rexroth Mannasmann Collective and landscape design by award-winning designer Simon Ellis. This gorgeous dual street frontage abode, in Abbotsford's exclusive LoJo community, is seconds from river trails, Children's Farm and Victoria Park, and moments from hip shops, supermarkets, transport & great coffee. A key feature is this home's unrivalled privacy, calm ambience, and mainly freestanding brick construction. Steps from the river, this California bungalow with refined modern architectural detail is fully renovated. The clever design maximises space and draws the garden into the home, where, atypically, every room is bathed in natural light. Imagine relaxing in the sunny front or rear garden with your morning tea or latte, listening to local fauna and enjoying the tranquil environs. WFH couldn't get any easier, with quick access to the city and arterial routes. Better still, how about a BBQ with family or friends after work, enjoying the indoor-outdoor setting with an integrated surround sound system? \*13 Trenerry will suit growing families (especially those seeking large bedrooms), well-seasoned owner-occupiers, aspirational first-home buyers, and investors\*\* looking for strong rental yield and capital growth on a large, stand-alone corner allotment. This is a truly unique, private and scarce offering in the inner-city market. Boasts: Stylish, turnkey single-storey mainly freestanding/brick residence on highly sought corner parcel in Abbotsford's most exclusive LoJo locale with dual street frontage entry/access; 3 king-size bedrooms (each with generous built-in custom robes) - 2 bedrooms with lovely eastern morning sun and garden aspect, master bedroom with direct access to secluded garden; 2 light-filled ensuite bathrooms with designer tiles and fittings (1 with bathtub); Open plan kitchen/living/dining, beautifully zoned with double glazed bi-fold doors to north-oriented garden & gas plumbed BBQ; 2 resident parking permits with ample exclusive resident parking on both Trenerry and Turner St; Bus along Johnston St to the city, universities, and eastern suburbs schools, train 5 minute walk away, car share directly on your doorstep. Details: Honed Elba marble bench-tops and kitchen splashbacks (by Arte Domus), original timber floorboards, extended gourmet kitchen with custom joinery, Euro appliances, 900mm cooktop, integrated dishwasher, soaring ceilings in every room, period features, bespoke wardrobes, separate laundry, built-in plumbed stainless steel BBQ, abundant storage plus roof storage, new Daikin ducted heating/airconditioning throughout with mobile remote app; 5.1 wired surround sound to living and dining (optional\*), study nook, wireless security camera (optional\*), fully automated watering system for the low maintenance & lush designer gardens. The home is thoughtfully fitted with block-out/insulated curtains in all bedrooms (plus roller blinds), and designer fabric blinds in living areas. Quality external awnings and roller blinds are fitted to rear living/courtyard garden for extra shade on those warm summer days. And you won't be distracted by neighbours above or below, or frustrated by monthly body corporate fees/charges and quarterly management meetings. \*13 Trenerry is for sale either furnished or unfurnished, by negotiation. \*\*Investors note: BMT tax depreciation report available to access generous capital allowances and tax depreciation schedules. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.