

**17 Valiant Street, Abbotsford, Vic 3067**



**Sold House**

Thursday, 5 October 2023

17 Valiant Street, Abbotsford, Vic 3067

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

From inspired inception to customised completion, this sublime 3 bedroom, 3 bathroom residence is a state-of-the-art sanctuary of luxury, light and low-maintenance sophistication. In a peaceful river precinct by the Abbotsford Convent, the compelling contemporary profile of this stunning 2-level home unveils a superb Wellard Architects design that integrates beautiful indoor and outdoor spaces for stylish living and sun-drenched entertaining. Revolving around a central courtyard framed by decking, a leafy vine wall and potted ceiba tree, every high-end element of this secluded designer oasis is carefully considered, perfectly cohesive and awash with natural light. An off-street parking place and remote-control garage with internal access precede a stunning interior with in-slab hydronic heating that's lined with American Oak joinery, French Oak flooring and expansive double-glazing with linen sheers and automated blinds. Adjoining an open-planned dining and living room with full-height sliding door to the deck, breathtaking detail defines a luxurious marble-topped kitchen where Neff appliances (induction, steam/microwave double-ovens, dishwasher), integrated fridge/freezer, Blum storage and Buster & Punch hardware make for a magnificent all-occasions experience. A gallery hallway extends rear to a versatile ground-floor bedroom (BIRs, desk, ensuite) that's also an ideal light-filled lounge or home office. Upstairs a marble-finished bathroom highlights the Japanese wall tiles and Brodware fixtures showcased throughout and leads to a stylish rear bedroom and a north-facing main bedroom featuring a chic ensuite with both superbly fitted with bespoke backlit built-in robes. Entertaining goes to a whole new level with a rooftop terrace fully integrating a Weber BBQ and sink while soaking up the sunshine and surrounding views. Also features European laundry, zoned integrated heating/cooling, alarm system, video intercom, automated irrigation system and so much more. Excellence has never been easier in a peaceful pocket just minutes to the city and only moments to cafes, shops and the LoJo entertainment strip, the Convent, children's farm and market, train station, parkland and Yarra River trails.