

198B Gipps Street, Abbotsford, Vic 3067

 **RE** **Real Estate**

House For Sale

Thursday, 29 February 2024

198B Gipps Street, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Nestled in an ultra-convenient location and just steps to cafés and the Yarra River, this stylish and secure rear north-facing town residence combines quality, flexibility and indoor-outdoor variety in a coveted low-maintenance, city-edge opportunity. A perfectly balanced design allows for three generous sized bedrooms upstairs; main with ensuite & WIR, two bedrooms with BIR serviced by a central family bathroom, reverse cycle split system heating/cooling throughout, and a north-facing sunlit terrace. The ground floor boasts a generous open-plan living/dining area with timber flooring, a spacious light-filled kitchen with Caesar Stone bench tops, stainless steel appliances, ample storage space and pantry, all complimented by the north-facing timber decked alfresco area, providing a perfect space for indoor/outdoor entertaining. Additional highlights include separate laundry, powder room, under-stairs storage, heating and cooling systems, an alarm system, as well a tandem remote controlled double garage with internal access. This superb low-upkeep home in an incredibly convenient location offers exceptional proximity to Victoria, Johnston, Smith & Gertrude Streets' restaurants and shopping, trams to the city, train station, Abbotsford Convent, Children's Farm and the Main Yarra Trail.