

**1D Arthur Street, Aberfeldie, Vic 3040**

**Nelson Alexander**

**Sold Townhouse**

Thursday, 5 October 2023

1D Arthur Street, Aberfeldie, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Eleanor Currie  
0393791313



David Vaughan  
0393791313

**\$880,000**

Absolutely one of a kind, this freestanding double-storey townhouse delivers an exceptional low-maintenance lifestyle in a revered Aberfeldie neighbourhood - complete with its own street frontage, no shared land and no owners corporation fees. Filled with natural light, the home's impeccably presented interior comprises a large master bedroom with WIR and built-in desk, as well as a sizeable second bedroom with BIRs - both complemented by a stylish central bathroom with stone-top vanity and additional powder room (second WC). Further enhancing its appeal is the inclusion of a versatile front living room flowing through to the open dining area adjoined by a stone-bench kitchen with breakfast bar, large pantry, stainless-steel cooking appliances (900mm) and dishwasher. Other fine features include ducted heating and split-system a/c, alarm system, high ceilings and solid hardwood floors, as well as a European laundry with trough and under-stair storeroom. Double sliding doors reveal a private courtyard with extensive paving ideal for relaxing or entertaining, plus a remote-control garage with internal entry. Walking distance to the best of Aberfeldie including local shops and cafes, transport options, Aberfeldie Park and endless trails along the Maribyrnong River, as well as the area's renowned schools both public and private.