

**20 Brunel Street, Aberfeldie, Vic 3040**

**MATTHEWS.**

**House For Sale**

Wednesday, 7 February 2024

20 Brunel Street, Aberfeldie, Vic 3040

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 563 m2**

**Type: House**



John Matthews  
0433325238



Klaudia Fisicaro  
0481177911

**\$2,150,000 - \$2,350,000**

**WELCOME HOME** If you're looking for an amazing family lifestyle in a prized riverside pocket, then you have to check out this modern masterpiece. Being on an elevated corner block, there's uninterrupted city views to enjoy. Plus, the home itself is wonderfully versatile, and the sensational poolside/alfresco entertaining areas will have your friends green with envy. All this in an exclusive Aberfeldie neighbourhood close to river trails, acres of parkland, popular cafes and esteemed private schools.

**THESE ARE YOUR NEIGHBOURS** COFFEE - St Rose, Tilba Street Espresso, Assembly Ground EAT - Essendon Hotel, Squires Loft, Benyue Kitchen TREAT - Augustus Gelatery, Parisian Baker, Amazing Graze Tea Rooms DRINK - Primrose & Wine, The Last Stop Wine Bar, Calmer Cafe WELLNESS - Rise Pilates, The HIIT Factory, Insight Body & Mind

**THE FINER POINTS** | Four large bedrooms (extra-large master with city views) | WIRs to all bedrooms | Two ensuites and main bathroom | Stone-top vanities and fully-tiled showers | Guest powder room | Home office with workstation | Front lounge | Retreat (upstairs) | Spacious open living/dining area | Kitchen with Smeg appliances and butler's pantry | Ducted heating/refrigerated cooling | Solar power | Double-glazed windows | High ceilings | Polished concrete floors | Bluestone-paved alfresco area | Solar heated pool | Poolhouse with additional powder room (fifth WC) | Remote-control double garage to Chisholm Street |

**FINAL WORD** Lux living on Brunel. Do tell.