

# 21 St Phillips Street, Abbotsford, Vic 3067

## Sold House

Friday, 23 February 2024

21 St Phillips Street, Abbotsford, Vic 3067

Bedrooms: 2

Bathrooms: 1

Type: House



Julie Taylor  
0439859811



Steve Harris  
0434598597

**\$950,000**

This gorgeous terrace gem is located in one of Abbotsford's most sought-after streets and is sure to impress. Offering easy living and simplicity, this home immediately articulates a beautiful aesthetic and peaceful ambience. The courtyard garden provides a relaxing private sanctuary, perfect for alfresco entertaining, among the leafy treetops amid a thriving inner-city lifestyle. This urban hideaway will appeal to a range of buyers and is perfect for young couples or investors. - A traditional garden, picket fence and shady verandah provide irresistible curbside appeal. - Soaring ceilings & warm timber floors feature throughout the home. - Long entrance hallway with beautiful original archway. - Generous bedrooms are accented by wrought-iron fireplaces. - Inviting rear living zone with the comfort of split system heating/cooling. - Bright kitchen with induction cooktop and Bosch dishwasher. - Generous alfresco deck, wrapping around to a leafy private courtyard makes for a wonderful entertaining area and offering pedestrian access to the rear laneway. This prime urban locale is a short walk to the banks of the Yarra Bend Park, Abbotsford Convent and to the vibrant bustle of Victoria Street shops, tempting restaurants & sophisticated bars. Victoria Gardens and Abbotsford Primary School are close at hand and the CBD is an easy trip with a short walk to trams and Collingwood Station. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.