

22 Abbotsford Street, West Melbourne, Vic 3003

House For Sale

Thursday, 1 February 2024

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Bedrooms: 4

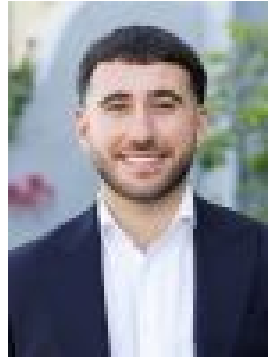
Bathrooms: 3

Parkings: 2

Type: House



James Pilliner
0405106421



Nicholas Exarchos
0468304634

Auction \$1,600,000 - \$1,700,000

Across three impressive levels, this extraordinary warehouse conversion delivers an inner-city lifestyle beyond compare with its exceptional floorplan flexibility, brilliant city vista to enjoy and enviably easy access to the best of Melbourne. Exceedingly versatile, the free-flowing interior boasts three main bedrooms (large master with private ensuite) and stylish central bathroom, as well as a spacious home office/fourth bedroom with its own bathroom facilities. Filled with natural light, the open-plan living/dining area is adjoined by a stone-bench kitchen complete with island breakfast bar, ample cupboard space, dishwasher and 900mm Smeg oven. Along with split-system heating/cooling (x4) for year-round comfort, this remarkable residence also includes a large laundry, under-stair storeroom and robes to all bedrooms. Rounding out this remarkable lifestyle package is a sunny terrace ideal for relaxing or entertaining while taking in the breathtaking city views, plus an additional balcony, central courtyard and the unique and rare advantage of a remote-control tandem double garage. The convenience of North Melbourne Station and Woolies Metro around the corner along with an express bus service to Melbourne Uni, it's also walking distance to Aldi, Errol Street cafes and Victoria Street trams, as well as easy access to the Queen Victoria Market, Docklands and the CBD. This property is in the desirable Melbourne University High School zone making it perfectly positioned for families alike.