

**237 Abbotsford Street, North Melbourne, Vic 3051**



**Sold House**

Friday, 11 August 2023

237 Abbotsford Street, North Melbourne, Vic 3051

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Lucas Mills

0410037682



Oscar Jones

0499988878

## Contact agent

Across three sumptuous levels, this remarkable residence combined period elegance, contemporary class and floorplan flexibility to deliver an executive inner-city lifestyle beyond compare. Beyond the gorgeous facade retaining all the allure of its shopfront origins, discover a free-flowing interior comprising three large bedrooms with BIRs and versatile home office/4BR, as well as a deluxe master ensuite and two additional bathrooms of equal style. Further emphasizing its impressive dimensions is the inclusion of a spacious living room with gas-stone fireplace and light-filled open dining area adjoined by a superb stone-bench kitchen complete with island breakfast bar, ample cupboard space, Miele appliances and Qasair rangehood. Along with a bold combination of polished concrete and solid hardwood floors, this extraordinary home also includes hydronic heating and split-system air conditioning, along with a full-size laundry and large under-stair storeroom. Complementing the home's impressive interior are two private terraces (bi-folds from the living room and dining area), light-well courtyard garden and city views to enjoy from the master bedroom, plus the added appeal of an oversized single garage (remote-control) accessed via Little Lothian Street behind. A short stroll to the tram stop along with the buzz of Errol Street, it's also close to Melbourne University and Parkville's hospital precinct, as well as local schools (zoned to North Melbourne PS and University HS), North Melbourne Station and Queen Victoria Market.