

**24 Valiant Street, Abbotsford, Vic 3067**

**Nelson Alexander**

**Sold House**

Friday, 18 August 2023

24 Valiant Street, Abbotsford, Vic 3067

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rick Daniel  
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**\$2,850,000**

Exuding a relaxed sense of luxury, this spectacular home sets a new standard of living with an emphasis on style, functionality, and flexible living spaces. Set over two levels, the floorplan caters to modern families, accommodating dual living arrangements with a well-equipped studio above the garage. Capturing the essence of its city-fringe location, the property offers unrivalled lifestyle appeal amid proximity to Johnston Street cafes and bars, Victoria Park train station, the Abbotsford Convent Arts Precinct, and Yarra River trails.- Vast open-plan dining and kitchen featuring polished concrete floor, high-end appliances, and lengthy stone waterfall island-bench, are drenched in natural light and enjoy seamless integration with the central garden.- Separate family lounge with open fireplace, dedicated study space with built-in cabinetry, and separate retreat are zoned towards the front of the home.- Three generous bedrooms comprise the upper level, including two with built-in robes, while master-suite enjoys stylish ensuite with walk-in shower and double vanity, large walk-in robe, and private undercover balcony.- Studio (4th bedroom) is perfectly private and includes its own bathroom, kitchen facilities, split-system, ceiling fan, and balcony, offering the ultimate teenagers' retreat or guest accommodation. - Beautifully landscaped garden captures the north-east sun and is perfectly suited for outdoor entertaining and quiet relaxation, with two large, raised veggie gardens.- Central bathroom features contemporary floor-to-ceiling tiles, walk-in shower, and bathtub.- Additional highlights include full size laundry, two additional powder rooms, walk-in linen cupboard, hydronic heating, timber and polished concrete flooring, underfloor heating, split-systems, ceiling fans, two double stacking-doors to courtyard, secure double-garage with internal access, solar hot water system, 5KW solar panels, and 5000LT underground rainwater tank plumbed to toilets and washing machine.- Only metres to Victoria Park train station offering direct access to the CBD.- Walking distance from tranquil Yarra River and trails, and picturesque Dights Falls.- Minutes from the Abbotsford Convent Arts Precinct, Collingwood Children's Farm, Studley Park Boat House, Victoria Gardens Shopping Centre, and a plethora of local eateries and cafes.- Zoned to Collingwood College (Prep to 10) and (11 to 12).