

**25 Cooke Street, Abbotsford, Vic 3067**



**House For Sale**

Wednesday, 17 April 2024

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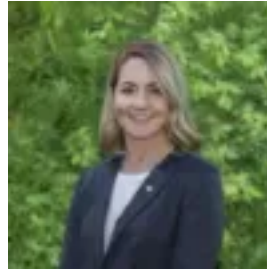
**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Matthew Coombs  
0394283333



Jodie McCarthy  
0394283333

**\$1,050,000 - \$1,100,000**

Calm, considered, and inherently charismatic, this extended and appealing Victorian offers instant comfort and simplicity among an aspirational Abbotsford lifestyle precinct. Its surrounding streetscape showcasing a myriad of pre Federation character, a superbly reworked plan serves to retain period charm, with an alluring entrance hall introducing two robe lined bedrooms and a modern bathroom en route to wonderfully airy main section. A clever light court brings northern rays to a large living space, while an open kitchen features a wraparound stone benchtop, gas top cooker, and integrated meals area. Sliding glass doors flow into a sun soaked, low maintenance yard, with wide lane access offering welcomed potential for off street parking. Further features include substantial attic storage, ducted heating/cooling, timber floors, a concealed laundry, and eligibility for two parking permits. Placed between the picturesque Yarra and Victoria Street shopping/dining precinct, it's a short walk to city trains and trams, The Hive and Victoria Gardens Shopping Centres, and respected schools, with lively Bridge Road and the Abbotsford Convent cultural centre close by.