

**2A Aberdeen Street, Aberfeldie, Vic 3040**

**House For Sale**

Thursday, 16 November 2023

2A Aberdeen Street, Aberfeldie, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Simone Tramontana  
0393759375

**\$1,150,000 - \$1,250,000**

Central to an array of attractions and amenities, this lovingly maintained c1940 prize delivers a quiet, convenient, and coveted Aberfeldie lifestyle with broad appeal to local downsizers, young families, and growth-minded investors. Adorned with period intricacies, an impressive and inviting entrance hall displays high detailed ceilings with a bright and fluid interior offering outstanding proportions and living versatility. Making for cosy winter evenings, a gas fire enhances a spacious front lounge, flowing through a dedicated dining room en route to an expansive focal area with skylit kitchen boasting stainless-steel appliances and plentiful soft-close cabinetry. Open family and meals areas meet a lush, low-maintenance backyard, with a covered entertaining area affording a relaxing space to enjoy afternoons with guests. Featuring a spa bath and individual shower, a modern main bathroom joins a smart second in serving three generous bedrooms, with built-in robes complementing an abundance of storage throughout the home. • Perfectly positioned home with broad appeal to downsizers, families, and investors • Three spacious bedrooms served by two smart bathrooms and excellent storage • Formal living and dining areas flowing into a superb main section and quiet backyard • Comprehensive heating/cooling, polished timber floors, and off-street parking for several cars • Steps from schools, shops, cafés, parks, transport, and river trails Offering immediate comfort with scope to personalise down the line, additional highlights include ducted heating, split-system heating and cooling, polished timber floors, NBN, a full-size laundry, and long driveway with through access to the block's rear. Zoned to respected Aberfeldie Primary, Our Lady of the Nativity Primary, and Buckley Park College while near the area's revered private schools, it's steps from a selection of shops and cafés, parks, and tranquil River trails, with various retail/dining precincts, CBD trains and trams, Moonee Ponds buses, and arterial freeways close by.