

**3/313 Buckley Street, Aberfeldie, Vic 3040**

**MATTHEWS.**

**House For Sale**

Wednesday, 3 April 2024

3/313 Buckley Street, Aberfeldie, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Matthews  
0433325238



Lisa Cooke  
0430450424

**\$810,000 - \$890,000**

WELCOME HOME Tucked away at the rear, you'll be amazed how quiet it is. Step inside and you'll be equally amazed at how big it is. This is one seriously sizeable townhouse. The bedrooms are big. The living and dining areas are big. Even the garage is big. Yep, they just don't make them like this anymore. Whether you're a professional, downsizer or young family wanting to be close the area's renowned schools, this place is perfect. Buckley's chance of finding a better one than this. THESE ARE YOUR NEIGHBOURS COFFEE - St Rose, Tilba Street Espresso, Assembly Ground EAT - Essendon Hotel, Squires Loft, Benyue Kitchen TREAT - Augustus Gelatery, Parisian Baker, Amazing Graze Tea Rooms DRINK - Primrose & Wine, The Last Stop Wine Bar, Calmer Cafe WELLNESS - Rise Pilates, The HIIT Factory, Insight Body & Mind THE FINER POINTS | Extra-large master bedroom with WIR and ensuite | Two additional large bedrooms (BIRs) | Main central bathroom | Powder room (3rd WC) | Study alcove | Spacious living room | Open dining area | Kitchen with granite-benchtops | Dishwasher | Ducted heating | Split-system air conditioning (both levels) | Ducted vacuum | High ceilings | Full-size laundry | Undercover patio | Wide low-maintenance courtyard | Remote-control double garage with internal entry | FINAL WORD When it comes to low-maintenance perfection, the Buckley stops here.