

**36 Aberdeen Street, Aberfeldie, Vic 3040**



**House For Sale**

Tuesday, 30 January 2024

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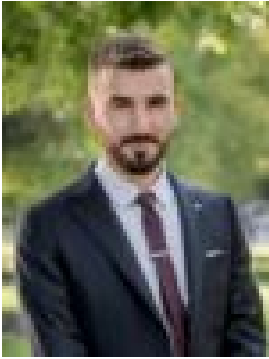
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 639 m2**

**Type: House**



Christian Ianchello  
0393792000



Christian Lonzi  
0393792000

## **Expressions of Interest \$1,910,000 - \$2,100,000**

Family Flexibility in a Prestige Position In an exclusive Aberfeldie neighbourhood, this Californian classic presents a fabulous family lifestyle opportunity with its versatile design, quality inclusions and spacious outdoors to enjoy. Beyond the picket-fenced garden and attractive facade, discover a previously expanded double-storey interior showcasing a large master bedroom with WIR and spa ensuite, together with four extra bedrooms (BIRs), two additional bathrooms and guest powder room (fourth WC). Further enhancing its family appeal is the inclusion of a dedicated study/home office, elegant lounge, rumpus (downstairs) and expansive open living/dining area adjoined by a timber-bench kitchen with soft-close drawers, Ilve cooking appliances and Miele dishwasher. Filled with natural light, this fantastic family home also includes ducted heating and evaporative cooling, gas-log fireplace, HRV (heat recovery ventilation) system, alarm and ducted vacuum, as well as high ceilings, hardwood floors, family-sized laundry and excellent storage options. Completing the picture is an alfresco-style entertaining deck overlooking the big backyard, plus the unique advantage of two carports (one either side of the home) each with its own driveway and crossover. Bus stop around corner along with the open spaces of Aberfeldie Park and endless riverside trails, it's also close to local cafes and shops, the area's renowned schools both public and private, as well as easy access to Essendon Station and Citylink.