

36 Albert Street, Abbotsford, Vic 3067

House For Sale

Thursday, 21 March 2024

36 Albert Street, Abbotsford, Vic 3067

Bedrooms: 2

Bathrooms: 1

Area: 166 m2

Type: House



Andrew Crotty
0419399152



Chaise Priestley
0419008831

Vendors Reserve \$949,000

Freestanding single fronted Victorian in prime pocket. This timeless home offers generous proportions and a wonderful mix of period elegance with a country feel that is just beautiful. Move right in or further improve to your taste. - 2 big bedrooms (open fire place and French doors to yard)- Wide entrance hall - Good size living with open fire place - Awesome country style kitchen meals area with northern vistas- Dado panelling, high ceilings - Quaint bathroom, bath and laundry facilities - Lush paved rear yard - Land 6m x 27.4m (166m2) approx- NO HERITAGE OVERLAY- GENERAL RESIDENTIAL ZONE- Currently returning \$560 per week (\$29,200 per annum) until Feb 2025 - Rent potential up to \$675 per week (\$35,100 per annum)Superb location favoured by those in the know. Located in a wide tree lined street moments from the Yarra River, amazing parkland, Victoria Park, sensational cafes, transport and all the delights Abbotsford has to offer.Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused.The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.