

# 37 Clarke Street, Abbotsford, Vic 3067

## Sold House

Tuesday, 15 August 2023

37 Clarke Street, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 176 m<sup>2</sup>

Type: House

## Contact agent

The stunning facade is one of the finest you'll see and is just the beginning on this boom style brick home. Generous proportions, high ceilings and beautiful period detailing complete this compelling picture metres from the Yarra River and amazing parkland. - 3 bedrooms with open fire place and built in robe- Wide entrance hall- Large living with ornate open fire place- Open plan kitchen/meals - Modern central bathroom with Euro laundry - Big west facing rear yard - Baltic pine floors, ducted heating and cooling- Off street parking via roller door- Land 5.5m x 32m (176m<sup>2</sup>) approx.- Potential Rent up to \$825pw (\$42,900pa)If the home is next level then the position is beyond compare. Yarra River moments from your door. Collingwood Childrens Farm across the road. Johnston Street's vibrant 'LoJo' precinct at your door as well as Victoria Park and transport. That is why this is Abbotsford's most tightly held pocket. 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.