

37 Trenerry Crescent, Abbotsford, Vic 3067



House For Sale

Wednesday, 29 May 2024

37 Trenerry Crescent, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Lee Muddle
0449130331



Angus Greene
0403749828

\$1,300,000 - \$1,350,000

A spacious 3 bedroom interior and an extra-deep rear garden with off-street parking create a rare combination so close to the river with this attractive Boom-style Victorian. Conveniently located on the corner of Federation Lane, this exceptional single-level residence behind a courtyard garden and beautiful period profile presents a unique opportunity that's unrivalled today with additional space to enjoy as is or adapt when ready to any future plans. A double-arched hallway on polished Baltic pine floorboards reflects the impressive size of an extensive layout that features 3 genuine light-filled bedrooms including 2 with built-in robes and open fireplaces. A well-proportioned living and dining room (OFR) leads to a renovated modern kitchen that offers a stainless-steel stove and dishwasher as well as ample functional storage. The elegant updated bathroom includes a big laundry area while there's also hydronic heating throughout. At the rear is a huge surprise where a landscaped courtyard garden including a paved terrace, lock-up shed and roller door off-street parking will spark the imagination of those looking to maximize its immense potential by adding a possible garage, studio and more (STCA). Ideally situated in the Victoria Park precinct for an outstanding city-edge lifestyle, this oversized home on a 205 sq. metre allotment (approx.) just minutes to the CBD and is perfectly set only a short stroll to the train station, LoJo cafe/entertainment precinct, Abbotsford Convent, Zoned for Clifton Hill Primary, Dights Falls and tranquil riverside walking trails.