

**437 Buckley Street, Aberfeldie, Vic 3040**



**House For Sale**

Monday, 22 January 2024

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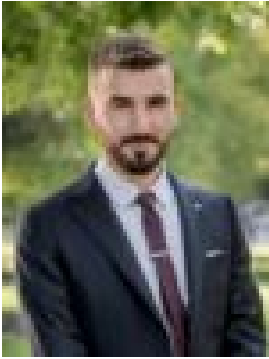
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Christian Ianchello  
0393792000



Christian Lonzi  
0393792000

**\$1,250,000 - \$1,350,000**

With brilliant natural light, high-end appointments, and a flowing floor plan, this lovingly revitalised residence offers family-focused ease and practicality in a widely adored Aberfeldie enclave. Soaking in uninterrupted northern rays, a pair of generous guest rooms complement a luxe master, collectively served by walk-in and built-in robes, an elegant master ensuite, and lavish main bathroom with combined bath/shower. Displaying in-vogue black accents throughout, an expansive main area comprises an open lounge and dining zone with stylish linear pendant, serviced by a tastefully modernised kitchen with premium Bosch and Blanco appliances, tiled splashbacks, plentiful cabinetry, and ample stone bench space. Boasting an abundance of space for energetic kids, a substantial backyard features a cubby house, two sizeable sheds, and multiple entertaining settings, together forming a sun-drenched haven come summertime. With a lock-up garage, double carport, and room for added vehicles off street, highlights include reverse cycle heating and cooling, roller shutters, NBN, a ceiling fan, and cleverly concealed laundry. Zoned to highly regarded Aberfeldie Primary, Our Lady of the Nativity Primary, and Rosehill Secondary College while within easy reach of Essendon's esteemed colleges, it's a short walk to Buckley Street shops, cafés, and restaurants, along with Clifton Park, Afton Street wetlands, and the picturesque Maribyrnong River.