

**48 Arthur Street, Aberfeldie, Vic 3040**



**Sold House**

Tuesday, 20 February 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1014 m2**

**Type: House**



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**\$2,811,000**

A gigantic opportunity awaits the savvy developer or owner builder looking to craft a super-sized family home. Situated on a whopping 1014sqm (approx.) block with brilliant side street access via ROW, the possibilities are endless. This traditional family residence, home to multiple generations, has been the site of many happy gatherings, with vast indoor and outdoor entertainment spaces, including a huge rumpus with bar, and generous cellar (ideal for wine and homemade salami!), catering for everyone. The current floor plan features formal lounge and dining, living, light filled meals and kitchen with new wall oven (dishwasher, 900mm gas cooktop). Upstairs, four bedrooms, two with BIR's and the master providing mirrored BIR's, walk-in robe and ensuite, plus family bathroom (tub/shower). The sprawling backyard, home to myriad plants and established fruit trees, has a sheltered verandah, bbq patio and rear garden shed. Further amenities include a large laundry, additional downstairs bathroom, central heating, refrigerated cooling and double garage with internal access. Presenting with oodles of potential to rent, refurbish or start over (STCA), in a tightly held location moments from quality public and private schools, local shops, cafes, public transport and the bucolic Maribyrnong River trails.

- Vast 1014 sqm (approx.) block with side street access
- Scope to renovate, build or redevelop multiple residences
- Comfortable 4 bed/3 bath family home
- Multiple indoor/outdoor living spaces
- Close to elite schools, shops, cafes, transport, river trails.