

494 Abbotsford Street, North Melbourne, Vic 3051

House For Sale

Wednesday, 24 April 2024

494 Abbotsford Street, North Melbourne, Vic 3051

Bedrooms: 3

Bathrooms: 2

Type: House



Stephanie Hawke
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Private Sale \$2,400,000

Bestowed with an optimal city-fringe location, this enchanting Victorian terrace offers impressive space and style, flaunting a harmonious equilibrium of elegant period features and contemporary amenity to provide a relaxed family lifestyle, just paces from some of Melbourne's most iconic leisure destinations. Beyond a tessellated tile verandah, step into a world of graceful Victorian beauty where rooms are lavishly proportioned and embellished. A corbel arched hallway introduces soaring 12' ceilings, garnished with hand-painted broad cornicing and intricate rosettes, while lustrous timber floors meander through a flexible ground-floor layout splashed with an array of cast-iron open fireplaces. The home's loving renovation echoes its Victorian architecture with extensive timber highlights and decorative wallpapers. Filled with natural light, the flexible ground floor layout is outlined by majestic formal and elegant casual living areas, capturing the essence of daily living and friendly entertaining, with options for use as formal dining, media room or fourth bedroom. Smartly dressed in timber and stone, the fully-appointed Neff/Asko kitchen provides a handy breakfast bar, and a clever bi-fold servery to a sunny barbecue courtyard. A modern guest bathroom and European laundry completes the ground-floor layout. A gleaming timber staircase with beautiful carved balustrading leads to the restful three-bedroom accommodation, each with fitted robing and sharing a chic central bathroom, including a luxurious master bedroom suite with private balcony, walk-in robe and open fireplace. Finished with today's best comforts, including programmable hydronic heating and heated towel rails, security alarm, evaporative cooling, and CBUS control system, and extensive storage throughout. A location dedicated to lifestyle and family convenience, enjoy an easy city-commute by tram or train, and walkability to vibrant destinations including Queen Victoria market, Melbourne Zoo, Royal Park, and Errol Street shopping and cafés. Zoned for the coveted University High, with exceptional access to tertiary institutions including Melbourne University and RMIT, with immediate proximity to leading hospitals, Citylink and the Melbourne Airport.