

497 Abbotsford Street, North Melbourne, Vic 3051

Sold House

Friday, 18 August 2023

497 Abbotsford Street, North Melbourne, Vic 3051

Bedrooms: 2

Bathrooms: 1

Type: House



Sally Carr

0499480682

\$925,000

A terrific inner-city lifestyle or blue-ribbon investment opportunity, this quintessential Victorian home is a winner either way with its eternal charm, quality enhancements, further potential and enviably convenient location. Impeccably presented throughout, the home's immediately enjoyable interior comprises two spacious bedrooms (both with built-in robes) complemented by a neat bathroom with frameless shower and floor-to-ceiling tiles. Enhancing its appeal is the inclusion of a full-width central living/meals area leading through to the updated kitchen complete with gas cooker and dishwasher. High ceilings, solid timber floors and split-system heating/cooling add to the allure, plus internal laundry facilities and sunny low-maintenance courtyard with high fences for privacy and direct access to Erskine Lane behind. Moments from a choice of tram lines (routes 57, 58 and 59) and the open spaces of Royal Park, it's also close to Parkville's renowned hospital and university precincts, local cafes, popular schools (Uni HS zone) and Arden Gardens Woolies, as well as easy access to Macaulay Station and Citylink.