

**51 Abbotsford Street, West Melbourne, Vic 3003**



**House For Sale**

Monday, 17 June 2024

51 Abbotsford Street, West Melbourne, Vic 3003

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



John Morello  
0393792000



Oscar Jones  
0499988878

**\$950,000 - \$1,040,000**

Spanning three impressive levels, this boutique warehouse conversion presents an exceptional inner-city lifestyle opportunity thanks to its flexible floorplan, amazing outlook and easy access to the best of Melbourne. Beyond the secure entryway, discover a free-flowing interior showcasing two generous bedrooms (both with robes) complemented by a fully-tiled bathroom with stone-top vanity, laundry/2nd bathroom and guest powder room (3rd WC). Perfect for professionals and downsizers alike, the home also includes a separate home office/retreat and light-filled open living/dining area accompanied by a well-appointed kitchen complete with stone benchtops, dishwasher and Miele cooking appliances. Other stand-outs include a private terrace (from the living area) and undercover balcony (via the bedrooms) both with spectacular city views, plus split-system heating/cooling, solid hardwood floors and remote-control garage. North Melbourne Station around the corner along with Woolies Metro and the 401 bus (express to uni/hospital precincts), it's also walking distance to Errol Street cafes and Victoria Street trams, as well as easy access to the Queen Victoria Market, Docklands and the CBD.