

**54 Waverley Street, Aberfeldie, Vic 3040**

**Sold House**

Friday, 15 September 2023

54 Waverley Street, Aberfeldie, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$1,520,000**

This comprehensively renovated, tuckpoint brick Californian Bungalow, built to last in the 1920's, artfully straddles the divide between contemporary lifestyle expectations and heritage. Hidden behind a solid, privacy assuring fence on a high-side allotment, the property enjoys valuable rear laneway access off Park Street providing remote gated double driveway space, plus single remote garage. The superbly reconfigured floor plan, imbued with classic period details, is characterised by high ceilings, natural light and generous dimensions. Timber flooring seamlessly segues from original Baltic pine to newer solid hardwood, a traditional fireplace takes pride of place in the elegant formal lounge and ornamental stained-glass panels add pops of colour to front bay windows. A large bedroom with window seat, plus second smaller bedroom, both providing BIR's, runs off the hallway entry, with the main bedroom, offering ensuite (shower) and WIR, located at the rear of the home. The bathroom contains a family friendly bathtub and shower, with separate toilet. Spacious living/dining adjoins a considered stone topped kitchen, boasting sizeable island, walk-in pantry, extensive storage and quality appliances (900mm oven, gas cooktop, dishwasher), with a sheltered wrap around deck delivering plenty of room to entertain alfresco.

- Superbly renovated Californian Bungalow
- Rear laneway car parking access off Park Street
- Retained period detail meets contemporary design
- Generous dimensions, natural light, double glazing
- Close to local retail, café, transport, parks, private schools

Bonus drawcards include a handy home office at the back of the garage, ample storage inside and out, large laundry with suspended drying rack, double glazed windows, heating/cooling, and immaculately presented low-maintenance landscaping. Enjoy walking distance access to local retail, cafes, Clarinda and Aberfeldie Parks, with Rose Street, Essendon Station and bus routes, along with a choice of elite private schools, all conveniently close.