

6/42 Nicholson Street, Abbotsford, Vic 3067



Apartment For Sale

Monday, 30 October 2023

6/42 Nicholson Street, Abbotsford, Vic 3067

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Angus Greene
0403749828



Lee Muddle
0449130331

\$350,000 - \$370,000

Expressions of Interest A boutique low-rise block (1 of only 12) in a brilliant inner-city location is the highly-prized lifestyle setting for this spacious 1 bedroom apartment that offers low Owners Corporation fees (approx. \$1,746 per year) and high rental potential with excellent value. Whether living in or renting out, there's something for everyone in this light-filled corner apartment with a north facing living room. Older-style proportions are eagerly sought-after by savvy buyers seeking extra space and, unlike large modern developments, the setting that surrounds this delightful home is small and friendly. Save costs and save time as the location is a beauty being only a short stroll in any direction to get to cafes, the Yarra River, parkland, the Abbotsford Convent arts precinct and Victoria Street's endless range of restaurants, shops, supermarkets, North Richmond train station and trams taking just minutes to reach the city. The apartment's elevation is impressive ensuring that the great-sized bedroom, with built-in robes and ceiling fan, catches a glimpse of the city skyline, while the living/meals room facing north is drenched in natural light. An adjoining kitchen is perfectly functional with a gas stove and good storage, and the updated bathroom with a corner shower also includes a European laundry. Additionally, this outstanding low-maintenance opportunity offers heating, a ceiling fan, polished timber floors, new carpet, plus a covered car parking space on title. A city-edge stand out for owner-occupiers and investors.