

**75 Yarra Street, Abbotsford, Vic 3067**



**House For Sale**

Friday, 1 March 2024

75 Yarra Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Lee Muddle  
0449130331



Angus Greene  
0403749828

**\$1,100,000 - \$1,200,000**

Large proportions capturing streams of light quite literally throughout ensure this wide Hawthorn brick terrace is a year-round lifestyle pleasure amidst parklands and cafes. Yarra Street that runs directly down to the Abbotsford Convent's Heritage Gardens and the Main Yarra Trail by the river is a quiet and convenient setting for this impeccably presented 2 bedroom Victorian with a brilliantly designed single-level layout and landscaped alfresco areas. Lovely veranda garden and an arched hallway lead to an oversized north-facing bedroom (possible lounge or home office) with an open fireplace and fitted storage before a stylish second bedroom including a wall of custom-built robes/drawers and French doors to a light court. Central and bright is an immaculate bathroom with a large laundry area (4-door cupboards) while a stained-glass door threshold reveals a light and airy living room with a sizable dining area and soaring ceiling. Adjoining is a fabulous kitchen including stainless-steel appliances as well as the light court and rear courtyard garden. Leafy and landscaped, this secluded and sunny oasis combines a paved terrace and firepit greenery with a flourishing vegie bed and a charming brick shed. Also including a spacious lined attic – yes, with natural light too – this beautiful period residence presents a wonderful opportunity in a prized river precinct where everything's within an easy stroll including cafes, restaurants, bars, gastropubs, the Convent, nature trails, Gahan Reserve, Victoria Park, trams and train station.