

**79 Charles Street, Abbotsford, Vic 3067**



**House For Sale**

Thursday, 30 May 2024

79 Charles Street, Abbotsford, Vic 3067

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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**\$950,000 - \$1,030,000**

Shaded by the lush canopy of this flourishing, tree-lined street, 'The Townhouse' sets a new standard for luxe, low-maintenance living. Thoroughly considered and executed to exacting standards, the resulting property is testament to what is achievable when quality craftsmanship meets innovative design. Down the welcoming paved pathway past ivy-adorned brickwork, the home opens to two bright and airy bedrooms zoned for perfect privacy. With the second on ground level, the primary is found up the restored original staircase occupying the first floor, accompanied by built-in robes and the sleek, modern bathroom which boasts large, walk-in smart shower and discretely located storage. Out into the expansive living quarters is where the home truly shines, with a wealth of natural light and a sea of rich timber floors. Beginning with the sublime and wonderfully minimalist designer kitchen, showcasing a large central island with stone countertop, premium integrated appliances including dishwasher, and cunning storage options, the property culminates in the remaining, utterly cavernous living and dining space, which looks out onto the picturesque, west-facing courtyard through full-height glass doors, and gifts the lucky buyer a unique, 'blank canvas' opportunity, to be decorated and utilised to their heart's content. Of significant enhancement and supremely suited to entertaining is the idyllic, in-ground pool and surrounding landscaping, which forms shared property with 77 Charles Street and is accessible via the courtyard, offering a sun-drenched oasis for whiling away the summer days. Situated in the vibrant Abbotsford neighbourhood, the location is surrounded by local amenities, close to Collingwood train station, Victoria Street trams and Hoddle Street busses, with the culinary delights of Victoria Street and tranquil Yarra River trails only a short stroll away.