

# 86 Clifton Street, Aberfeldie, Vic 3040

## House For Sale

Tuesday, 23 April 2024



86 Clifton Street, Aberfeldie, Vic 3040

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



Silvana Pannia  
0411458785

## Awaiting Price Guide

Expression of interest closes 16th May at 5 PM. Cleverly designed and masterfully built, this architectural showpiece with fabulous natural light delivers luxurious living and effortless entertaining across three levels along with stunning views to the majestic Maribyrnong River and Melbourne's CBD. Meticulously detailed, the sumptuous interior boasts four well-proportioned bedrooms (extra-large main with balcony and fully-fitted dressing room) all serviced by four beautiful ensuite bathrooms. Further emphasising its family appeal is a rumpus/lounge with integrated workstations and vast open-design living/dining spaces adjoined by a thoughtfully-designed kitchen with custom joinery, stylish stone surfaces, Miele appliances and large butler's pantry. Zoned ducted heating/cooling, commercial-grade double-glazed windows, motorised blinds and Velux roof windows all add to the allure, along with ducted vacuum, two additional powder rooms, large laundry and impressive storage solutions. Complementing the home's vogue interior is a backyard oasis with fully-tiled pool along with a full-width front terrace to enjoy the breathtaking views, plus a cavernous 6-car lower-level garage complete with second kitchen. A short stroll to riverside trails and the open spaces of Afton Street Conservation Reserve, it's also close to local cafes and public transport, along with a range of schools and popular kinder/childcare facilities.