

**9 Clifton Street, Aberfeldie, Vic 3040**



**Sold House**

Tuesday, 14 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Bruce Warburton  
0393742199

**\$1,533,000**

Boasting ample potential for reimagining into a modern family abode, this long held three bedroom classic covets a prized corner block measuring 608sqm approximately opposite Clifton Park. Developers and new home builders will also immediately recognise the possibilities for either a multi-unit development or luxury new home site, with impressive scope for design flexibility adding further appeal (subject to council approval). Currently the home enjoys park views from a light filled lounge and adjoining family, dining room adorned with timber panelling, slate surround fireplace and high ceilings. A central kitchen, with electric stove, laundry area, classic bathroom, shower room and three bedrooms, including built-in-robos to complete the layout. There are also multiple split-system air conditioners, a bungalow, second w/c and carport. Within walking distance of Buckley Street Village shops, cafés, Maribyrnong River, Clifton Park sport clubs, Aberfeldie Primary, Ave Maria College and St Bernard's College, this tightly held gem offers an outstanding opportunity to reside in a prestigious location.