

11 Brunel Street, Aberfeldie, Vic 3040

MATTHEWS.

House For Sale

Sunday, 23 June 2024

11 Brunel Street, Aberfeldie, Vic 3040

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



John Matthews
0433325238



David Hutchinson
0413559093

\$1,900,000 - \$2,090,000

WELCOME HOME For those seeking a well-rounded family lifestyle in a prestigious riverside enclave, this extended Californian Bungalow delivers in spades. For starters, it's all on a spacious single level. The floorplan is wonderfully versatile, and the features are first-class. Plus, you've got an alfresco surprise that's been custom designed for all-seasons entertaining. All this in a revered Aberfeldie neighbourhood walking distance to river trails, acres of parkland, popular cafes and revered private schools.

THESE ARE YOUR NEIGHBOURS COFFEE - St Rose, Tilba Street Espresso, Assembly Ground
EAT - Essendon Hotel, Squires Loft, Benyue Kitchen
TREAT - Augustus Gelatery, Parisian Baker, Amazing Graze
Tea Rooms
DRINK - Primrose & Wine, The Last Stop Wine Bar, Calmer Cafe
WELLNESS - Rise Pilates, The HIIT Factory, Insight Body & Mind

THE FINER POINTS | Large main bedroom with WIR | Bedrooms 2 and 3 with BIRs | Lounge/4BR | Ensuite and main bathroom with stone-top double vanities and floor-to-ceiling tiles | Powder room (3rd WC) | Expansive open living/dining area | Stone-bench kitchen with soft-close cabinetry | Siemens cooking appliances and dishwasher | Butler's pantry | High ceilings | Hardwood floors | Ducted heating | Split-system air conditioning | Large laundry | Linen storeroom | 3-phase power | Enclosed alfresco entertaining area with plantation shutters, mains-connected BBQ, strip heaters (x3) and bi-fold kitchen servery | Delightful backyard garden | Air-conditioned studio/office | Under-house storage | Two-car front off-street parking

FINAL WORDS So close to the river there'll be no excuses for not completing the rings on your Apple Watch.