

**29 Raphael Street, Abbotsford, Vic 3067**



**House For Sale**

Sunday, 23 June 2024

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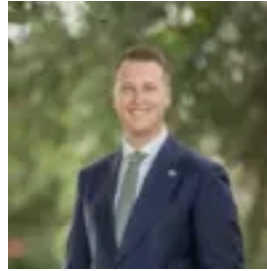
**Bedrooms: 1**

**Bathrooms: 2**

**Type: House**



Jodie McCarthy  
0394283333



Matthew Coombs  
0394283333

**\$790,000 - \$860,000**

A timeless classic adapted for modern living, this superb, semi detached Victorian offers quaint and comfortable city fringe living within metres of transport, cafés, and the meandering Yarra. Configured to optimise space and functionality, a clever interior enjoys distinction between spaces, with a quiet front lounge and living/meals ensuring ample room to unwind and entertain. Gifted a sense of space by a raked ceiling, a light filled main section features a well appointed kitchen, while an easily kept courtyard makes for sun drenched social afternoons. A large, lofted bedroom features built in robe storage and a tidy ensuite, while other highlights to the home include a lower bathroom with bath/shower, heating/cooling, a sizeable shed, European laundry, eligibility for parking permits, and capacity to transform the front lounge into a bright lower bedroom. With Collingwood Station and numerous trams promising rapid city access, it's a quick, leafy stroll to the lively Abbotsford Convent and Collingwood Children's Farm along with Johnston Street bars and boutiques, North Richmond shops, relaxing river trails, and acres of picturesque parkland.