

34 Federation Lane, Abbotsford, Vic 3067

Nelson Alexander

House For Sale

Wednesday, 26 June 2024

34 Federation Lane, Abbotsford, Vic 3067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Auction \$1,050,000 - \$1,150,000

Located less than 5kms from the CBD and in the epicentre of one of Melbourne's most flourishing and vibrant suburbs, this light filled town residence with north-facing courtyard combines enviable inner-city lifestyle appeal with tranquil riverside retreat. Nestled within a popular leafy complex with appealing dual entrance, a large separate living zone and well-appointed renovated central kitchen adjoins the dining/second living area with direct access to a sunny northerly courtyard. Upstairs, discover three bedrooms, two with built in robes and one with a large modern ensuite plus a stylish central bathroom with shower/bath combination and sleek feature tiling. Additional highlights include a cleverly incorporated European laundry, split system cooling, security intercom, an abundance of storage throughout plus secure off street undercover parking on title. From the eclectic eateries and shops along Johnson Street and the serenity found along Dights Falls/Yarra River and Victoria Park across the road, secure the quintessential opportunity to live right in the heart of a rich cultural and vibrant location with local amenities all on the doorstep. Investors, first home buyers and city professionals alike will reap the rewards of this terrific residence that's big on space and low on maintenance – make it yours!