

**36 Abbotsford Street, West Melbourne, Vic 3003**

**LUCAS MILLS**

**House For Sale**

Tuesday, 2 July 2024

36 Abbotsford Street, West Melbourne, Vic 3003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lucas Mills



Brooke Garrett  
0438034481

## **\$1,100,000 - \$1,200,000**

Ideally situated in one of the area's premier double-width streetscapes, this classic balconied terrace integrates period charm with contemporary enhancements to deliver a ready-to-enjoy lifestyle on edge of Melbourne's CBD. Impeccably presented and filled with natural light, the home's welcoming interior comprises two double bedrooms with built-in robes both serviced by a stylish central bathroom with frameless shower and additional (2nd) WC. The versatile open-design living and dining areas add to the allure complemented by a well-appointed kitchen with island breakfast bar, stainless-steel cooking appliances and dishwasher. Other features of this period prize include gas heating, split-system air conditioning (both levels), high ceilings and hardwood floors, along with an internal laundry and large attic with untapped potential. Completing the picture is a private rear yard with extensive brick paving ideal for relaxing or entertaining, plus secure off-street parking option via the rear ROW. A short stroll to North Melbourne Station, Woolies Metro and the 401 bus (express to uni/hospital precincts), it's also close to Errol Street cafes and Victoria Street trams, as well as easy access to local schools (University HS zone), Queen Victoria Market, Docklands and the CBD.