

75A Park Street, Abbotsford, Vic 3067

WHITEFOX

House For Sale

Monday, 8 July 2024

75A Park Street, Abbotsford, Vic 3067

Bedrooms: 3

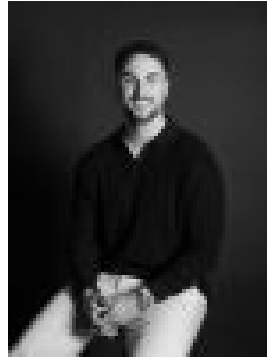
Bathrooms: 2

Parkings: 1

Type: House



Michael Torcasio
0390684850



Fedja Bilic
0450283332

THE DEAL: \$1.4M - \$1.5M

THE DEAL Architecturally designed, this brand-new home — that's never been lived in — epitomises modern luxury and thoughtful design. The ground floor features an open-plan kitchen and living area that is both inviting and functional. As you walk through the entry hall, your eye is immediately drawn over the space to the outdoor entertaining area — natural light aplenty thanks to floor-to-ceiling glass doors at the rear. The kitchen is equipped for Saturday morning brunches at the benchtop and equipped with top-of-the-range appliances, including a Miele stovetop, ASKO oven, integrated Bosch dishwasher, and Westinghouse fridge. A cleverly designed wine/bar nook adds an element of sophistication with wine fridge and open shelves for displaying your top shelf, while the centrepiece — the electric fireplace adds warmth and ambience to relaxing evenings on the couch. Additionally, the ground floor includes a powder room, ample storage, and a cleverly hidden European laundry, ensuring practicality is never compromised. One of the standout features is the kitchen windows that open up to a breakfast bar in the beautifully landscaped rear courtyard, perfect for seamless indoor-outdoor living and entertaining. Upstairs, the home offers a luxurious accommodation experience with a spacious master bedroom featuring built-in robes that span the length of the room and a large ensuite. The two additional bedrooms also come with built-in robes and are serviced by a central bathroom with a shower over the bath, with nice separation from the master for additional privacy. The property includes a secure car parking spot with provision for a 3-phase car charging port, catering to the needs of modern electric living. With a 6.1-star energy rating, reverse cycle ducted heating and cooling, and engineered timber hardwood flooring throughout, this home is as efficient as it is stylish. All areas are meticulously landscaped, including a hardwood deck, providing a serene outdoor retreat. The property also comes with a 10-year structural guarantee provided by renowned Melbourne builders Tricastle Construction, offering peace of mind and assurance of quality well into the future. SEALS THE DEAL Abbotsford is as convenient as it is cool. From Three Bags Full, renowned for their famous chilli scramble that has delighted loyal customers for over a decade, to crossing Hoddle Street and arriving at the Builders Arms, or taking a short stroll to the Yarra Trail where you can feel a world away from the city-fringe hustle and bustle — here, you are smack bang in the middle of the eclectic mix that this cosmopolitan area has to offer.