

40 Clifton Street, Aberfeldie, Vic 3040



Other For Sale

Thursday, 11 July 2024

40 Clifton Street, Aberfeldie, Vic 3040

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Other



Paul Filippone
0400155110

\$1,900,000 - \$2,050,000

Cool, calm and contemporary, this luxurious and flexible river precinct residence takes easy elegance to the next level. Embodying refined design, complemented by carefully chosen fixtures and finishes, it's a beautiful base in a locale rich in lifestyle benefits. Graced with inspiring views, a versatile lounge or home office accesses a wide front balcony. Deeper in, generous open design elevates an impeccably appointed kitchen, dining and family room where a 900mm Smeg stove, waterfall stone and abundant storage – including a walk-in pantry – make all the right impressions. Perfect for barbecues and delicious alfresco dining, an entertainer's alfresco is linked by slide apart doors, warmed by heat strips and enhanced by a tasteful courtyard, providing an appealing background. Most of the sizeable bedrooms come with built-in robes, taking the form of a walk-in robe accessing a chic ensuite in the main bedroom. Two more fully tiled bathrooms include a dual entry family bathroom with relaxingly tall tub to soak away the cares of the day. A reading retreat area, tasteful powder room and stone-accented laundry contribute further comfort and convenience. Refined fixtures, features and finishing touches include an eye-catching open tread staircase, polished floorboards, smart, easily maintained landscaping, video intercom, security system, heating/air conditioning, shed and direct entry tandem garage. A stroll to perennially popular Maribyrnong River trails, transport and sporting facilities, near tempting cafes and shopping precincts, it's zoned to Aberfeldie Primary and Rosehill Secondary, near top schools including Ave Maria and St Bernards colleges.