

# 1/54B Marine Parade, Abbotsford, VIC, 3067

## Sold Townhouse

Saturday, 17 August 2024

1/54B Marine Parade, Abbotsford, VIC, 3067

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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## **Boutique Riverside Townhouse**

Positioned at the forefront and gracefully facing the street of an intimate boutique block, just a stone's throw away from the tranquil Yarra River, this exquisite townhouse encapsulates a serene haven adorned with impeccable contemporary finesse. Spanning three generously proportioned levels, this residence offers a seamless fusion of modern elegance and comfortable living, illuminated by an abundance of natural light, all within an adaptable floorplan designed to cater to your lifestyle needs.

The first floor welcomes you into a spacious open-plan living area bathed in an abundance of natural light and enhanced by the rich warmth of timber floors. This inviting space effortlessly extends onto a balcony, creating a seamless blend between indoor and outdoor living. The kitchen stands as a testament to both form and function, meticulously appointed with stone benchtops and a suite of top-tier appliances.

The spacious master bedroom and ensuite boast large skylights which illuminate both rooms and built-in robes. Complementing this, the spacious second bedroom is adorned with robes, while a flexible third bedroom on the ground floor provides ample options for customisation.

A second impeccably designed bathroom, a dedicated laundry space, a discreet powder room, and the added convenience of a secure garage culminate to offer a holistic living experience that blends luxury and practicality seamlessly.

Enviably located, this residence is mere footsteps away from the historic Abbotsford Convent, inviting Yarra River walking trails, the convenience of Collingwood train station, and the vibrant retail and dining offerings along Victoria Street, which are effortlessly accessible via the nearby trams.