



46 Abbotsford Street West Melbourne, VIC



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Elegance, Space And A Blue-Ribbon Locale

In arguably one of Melbourne's finest addresses, you'll find this grand two storey Victorian terrace that instantly presents an incredible opportunity to secure a prized family lifestyle. Defined by its generous proportions, modern interiors with period appeal and blue-chip locality, it boasts a warm & inviting interior with ornate period features, and loads of accommodation that further adds to the home's versatility and appeal. This graceful property is matched by a convenient position, footsteps to local shopping, trains, buses & trams. Along with Melbourne University, Melbourne's finest hospitals, plus quick access to all major arterial routes, and just a short stroll to parklands, a boutique Woolworths Metro supermarket, Errol Street cafes, bakeries & chocolatier, as well as other popular local amenities.

Past the stunning facade is an elegant front living room further along a separate dining with fireplace (potential 4th bedroom) before accessing stunning kitchen equipped with 900mm Smeg appliances, dishwasher and a ceramic tiled splash back, plus extensive custom cabinetry throughout. Further along is a modern bathroom, and lovely sunroom with remote controlled sky lights, as well as a Euro laundry. Upstairs is an enormous master bedroom overlooking a glorious lattice balcony, along with an additional two bedrooms. Graced with high ceilings and original timber

floors, this beautiful home features split system heating and cooling throughout, four fireplaces and a fantastic courtyard with future provision for o

Price: SOLD - \$1,450,000



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