

53 NICHOLSON STREET
ABBOTSFORD



SOLD

3 BEDROOM HOME - BRILLIANT LOCATION PLUS STUDIO

3  | 2  | 1 

This property features two large bedrooms at the front of the home both with built-in robes. Continue down the hallway and it opens to a large open plan lounge/dining area. A renovated kitchen boasting high-quality stainless steel gas cooktop and oven plus dishwasher; split system cooling and heating for your comfort. The rear of the home finds the third bedroom plus a well appointed central bathroom with shower, bath combining laundry. An updated studio is located at the rear of the property, complete with its own bathroom, hower and toilet. Enjoy the privacy of your own backyard with a rear laneway access to the open car space.

* Direct tram routes to CBD; North Richmond train station within walking distance.

* Ideal for school access: Abbotsford Primary School (stsa), Xavier College, Scotch College and MLC.

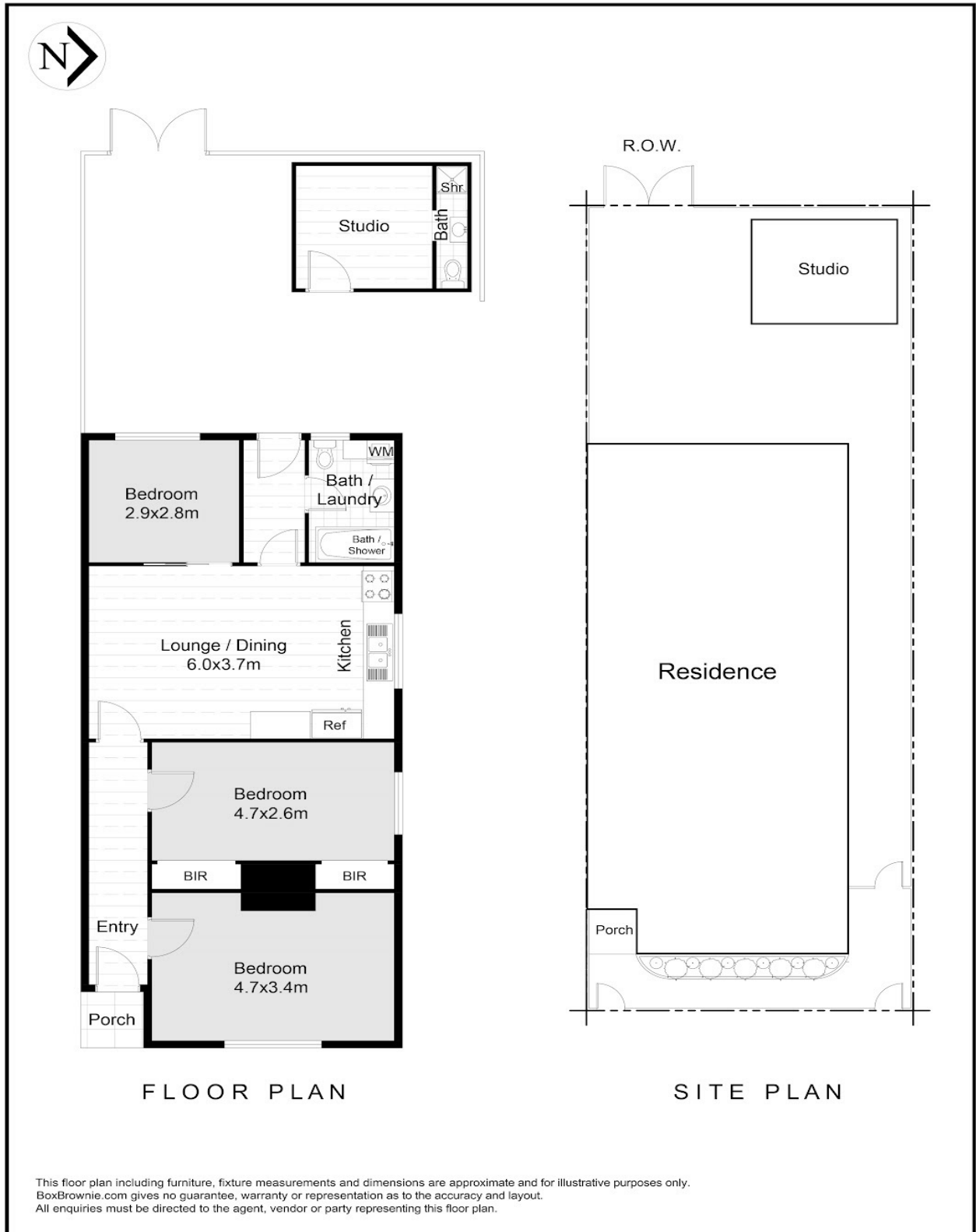
* Buzzing Victoria Street lifestyle just around the corner with an exciting array of restaurants, cafes, major banks and shops. Nearby Victoria Gardens shopping centre.

PRICE: \$1,180,000

OPEN FOR INSPECTION: N/A .

Wayne Hutchinson | 0424370940 | wayne@waynehutchinson.com.au | waynehutchinson.com.au

53 NICHOLSON STREET,
ABBOTSFORD



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.
(Rev AU#1)