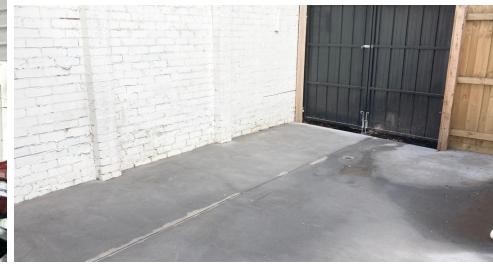


53 NICHOLSON STREET ABBOTSFORD



## FOR SALE

### 3 BEDROOM HOME - BRILLIANT LOCATION PLUS STUDIO

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.

3 BED | 2 BATH | 1 CAR

#### PRICE:

\$1,220,000 - \$1,280,000

#### OPEN FOR INSPECTION:

N/A



**Wayne Hutchinson**

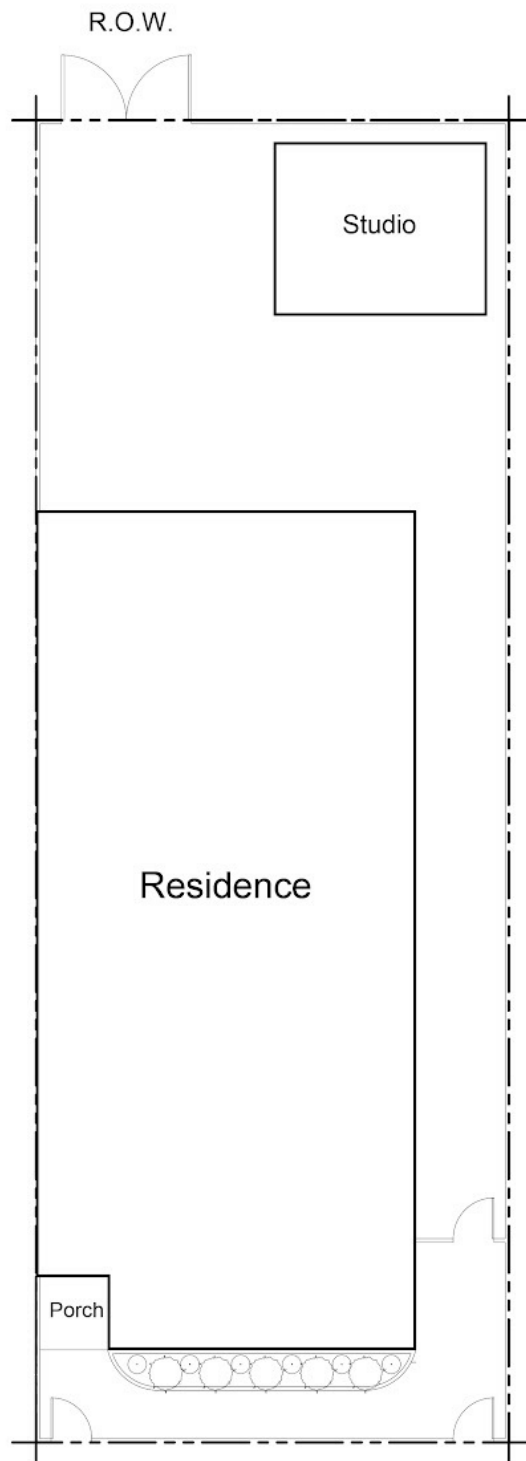
**0424370940**

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FLOOR PLAN



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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