



# FOR SALE

## A REALLY GOOD HOME, PLAIN AND SIMPLE

Step inside a home that's quietly stood the test of time. Built in the 1950s with solid plaster over brick construction, it has a sense of durability you can feel, paired with interiors full of natural light and a touch of nostalgia.

The living, dining and kitchen areas are where most of life happens - open enough to stay connected, but with the option to close things off when you want a bit of quiet. It's a practical space. You can be cooking dinner, keeping an eye on things, and still feel part of what's going on. The kitchen is well set up too, with a walk-in pantry and double oven, and it looks out towards Saddle Hill.

All three bedrooms are well-sized with good wardrobe space, along with extra storage in the hallway. The bathroom has been updated with tiled flooring and a tiled bath surround, with a separate shower alongside it. There's also a separate toilet and laundry, which helps keep the day-to-day running smoothly.

Heating and insulation are sorted, with two heat pumps, a built-in wood burner, HRV system, and ceiling and floor insulation.

Outside is simple in the best way. A front porch for a coffee in the morning sun, a fenced backyard that's easy to manage, and enough space to enjoy without taking up your weekends. The driveway provides off-street parking and leads to a single basement garage with room for a workshop and storage.

The location is an easy one to live in, with Abbotsford Kindergarten, Abbotsford School and Matthew Street playground all within walking distance, and Green Island's shops and cafés just a short trip away.

It's a home that works well as it is, with scope to make it your own over time. If that sounds like you, come and have a look.

Deadline Sale closing at 4.00pm on Wednesday 20 May 2026 - prior offers considered

Collectively marketed by Team Robinson - four people working for you

3 BED | 1 BATH | 1 CAR

### PRICE:

Deadline sale. Deadline date  
20/05/2026

### OPEN FOR INSPECTION:

May 9 at 12:45pm - 1:15pm  
May 10 at 12:45pm - 1:15pm

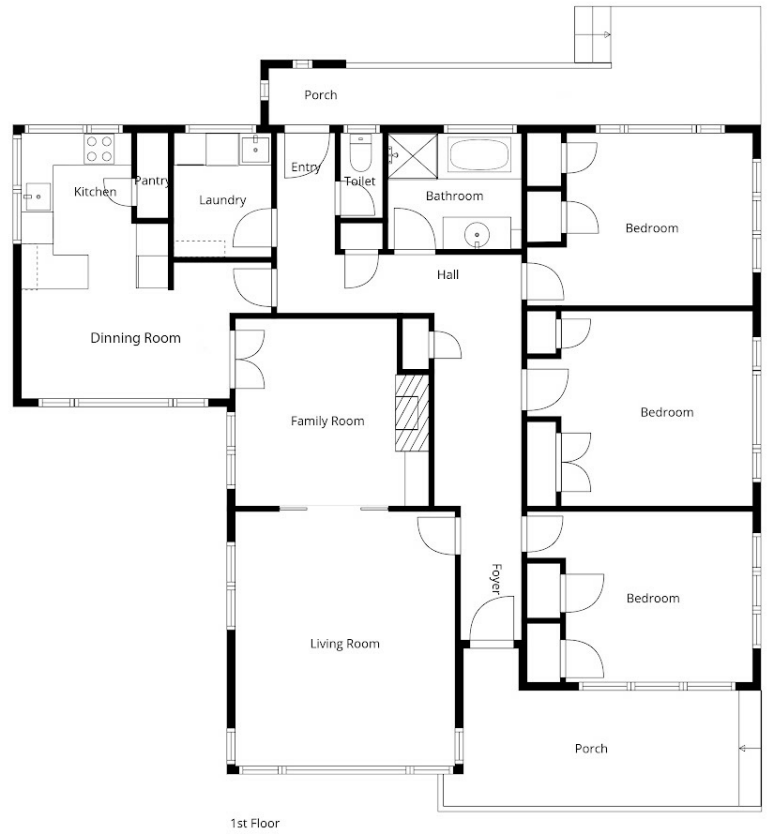
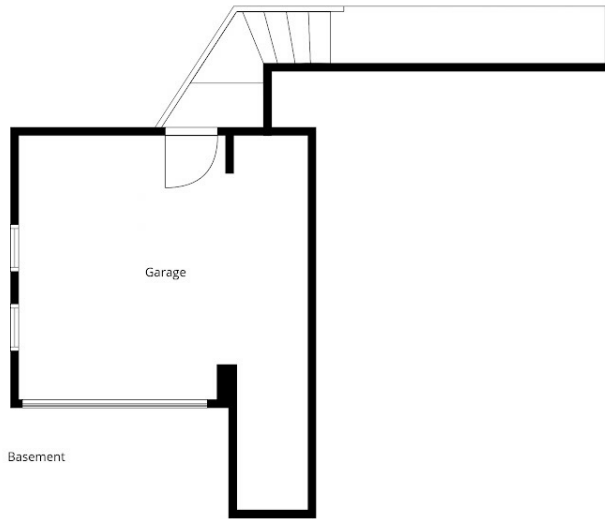


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Sizes And Dimensions Are Approximate, Actual May Vary

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.