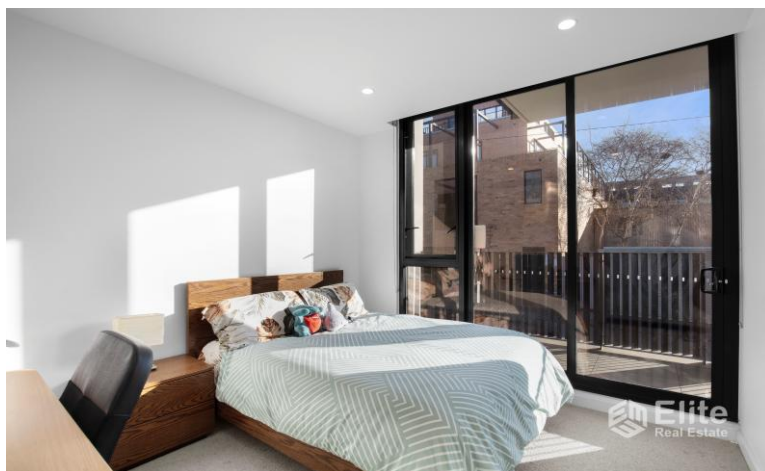




G13/261 Abbotsford Street, North Melbourne

EXPRESIONS OF INTEREST

PRICE GUIDE: \$1,400,000 - \$1,540,000

3  3  2 

- ✓ 3 Bedroom 3 Bathroom 2 Carpark
- ✓ Two Ensuite Bedrooms
- ✓ Italian-Designed Snaidero Kitchen Paired with Porcelain Flooring
- ✓ Floor to Ceiling Double Glazed Window
- ✓ Secure Side-by-Side Double Parking
- ✓ Prime City-Edge Location

Daisy Lam
 Sales Consultant
 0485 501 505
daisy@erealgroupp.com.au

Judy Ooi
 Sales Director
 0412 106 601
judy@erealgroupp.com.au



Luxury Dual Ensuite Living at Arden Park

A rare opportunity awaits in one of Arden Park's largest and most functional residences. This spacious ground-floor apartment features three bedrooms, three bathrooms, two private ensuites, and secure side-by-side parking for two cars. It's a rare offering in North Melbourne.

The open-plan living and dining area is surrounded by floor-to-ceiling double glazed windows, allowing natural sunlight to fill the home and create a bright, inviting atmosphere. The home is finished to a premium standard, featuring an Italian-Designed Snaidero Kitchen with Smeg appliances, stone benchtops, LED lighting and ample cabinetry, complemented by a separate laundry complete with a stainless steel tub and built-in cabinetry for added practicality.

Residents enjoy exclusive access to facilities, including:

- Premium BBQ Pavilions
- Rooftop Open Lawn Areas
- Communal Vegetable Gardens
- Dining Facilities

Perfectly positioned with Route 57 tram at your doorstep and Arden Station just a short walk away. Enjoy easy access to Melbourne CBD, Queen Victoria Market, leading hospitals and universities, with Errol Street's popular cafés and restaurants.

Property Outgoing Fees:

Body Corp:

\$3000.00 approx. per quarter

Council Rate:

\$3205.46 approx. per annum

Water Rate:

\$750.00 approx. per annum

Rent:

\$1350.00 per week

Expression of Interest are invited.

Submit by – **5pm on 14 November 2026.**

The vendor reserves the right to accept an offer prior to the closing date.

Approx. 125 sqm

Don't miss this chance to secure a quality home in a growing area – Enquire today and make it yours!