

**7 Kiora Street, Essendon, Vic 3040**

**House For Sale**

Tuesday, 7 May 2024

7 Kiora Street, Essendon, Vic 3040

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$3,500,000 - \$3,850,000**

Radiating the charm synonymous with its period roots, this commanding family estate, sprawling over a vast 1161sqm (approx.) parcel, delivers a sumptuous blend of heritage character and modern excellence in Essendon's esteemed Windy Hill precinct. Its distant setback serving to accentuate the residence's stature, an expansive front yard affords abundant parking behind electric gates, with a picture-perfect façade preceding a remarkable renovation. A warm and welcoming plan sees inspired updates gently contrast old-world details, with elaborate pillars and intricate ceilings marking a connection between original and contemporary. Ensuring smart living separation, a broad central lounge prefaces a sublime main section, with skylit family and open dining zones ideal for fireside evenings in the company of guests. High-grade stone adorns a first-rate kitchen, accompanied by a suite of upmarket Siemens appliances, extensive soft-close cabinetry, a sizeable walk-in pantry, fitted bar with Vintec wine fridge, and chic linear pendant to a wide waterfall island.

- An executive estate in Essendon's most exclusive position
- Renovated interior comprising four bedrooms, two bathrooms, and multiple living areas
- Stunning main area spanning indoor and outdoor domains
- A vast backyard stretching to a wide laneway at rear (1161sqm land size)
- Near transport, shopping/dining precincts, esteemed schools, and pristine parks

Transforming the space into an extraordinary entertainer's domain, bifolds reveal a decked alfresco, providing a shaded retreat for sun-drenched afternoons. With ample room for energetic kids, a considerable backyard features an open-air lounge and large shed, stretching to a distant rear boundary and laneway beyond. Enhanced with a walk-through robe and twin-basin ensuite, a luxe master is complemented by three bright, further bedrooms, while a stand-out middle bathroom boasts a soaker bath, skylight, and heated towel rails. Appointed and configured to offer uncompromising quality and family functionality, further highlights include a dedicated study, substantial attic storage, hydronic heating, ducted heating/cooling, engineered oak floors, and a full-size laundry. A storied icon in Essendon's most exclusive position, it's a matter of steps from Windy Hill Oval and Fitness Centre, Glenbervie Station, 59 trams, the Moonee Ponds Creek Trail, and dining options of Napier and Fletcher Streets, while Rose Street Village, Queens Park, CityLink, and a range of revered private schools sit nearby.