

**1/36 Grandview Road, Niddrie, Vic 3042**

**Nelson Alexander**

**Sold Villa**

Thursday, 25 January 2024

1/36 Grandview Road, Niddrie, Vic 3042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Josh Kalender  
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Alex Edwards  
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**\$890,000**

Ideally situated in one of Niddrie's best streets, this freestanding front villa (1 of only 2) presents a wonderful low-maintenance lifestyle/investment opportunity with its spacious design and impeccable presentation throughout. One owner since new, the home's light and bright interior comprises three bedrooms (large master with bay window) all serviced by a pristine two-way bathroom and separate WC. Adding to the appeal is a central living room leading through to the open dining area and adjoining kitchen complete with breakfast bar, gas cooktop and modern oven. Other features include ducted heating and split-system a/c for all-seasons enjoyment, along with an alarm system, built-in robes (x2) and full-size laundry. Step outside to discover a sunny north-facing courtyard with high fences for privacy, plus the added advantage of a lock-up garage. Walking distance to Keilor Road trams, cafes, popular bars, restaurants and Niddrie's thriving retail precinct, it's also close to a range of schools and kinder/childcare facilities, as well as easy access to the Calder Freeway.