

**1/97 Napier Street, Essendon, Vic 3040**

**MATTHEWS.**

**Sold Apartment**

Monday, 8 January 2024

1/97 Napier Street, Essendon, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



John Matthews  
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Jillian Brooke  
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**\$1,521,258**

WELCOME HOME Now this is what we call saving the best until last literally. Under construction and with only two remaining in the final release of Branson Group's high-end The Essendon Series building, what we have on offer here is the cream-of-the-crop best-in-building whole-floor luxury apartment which is set to deliver the ultimate executive lifestyle experience. Internal space is amazing. The entertainers' courtyard is impressive. The quality is truly exceptional. And the heart-of-Essendon location is absolutely perfect. THESE ARE YOUR NEIGHBOURS COFFEE - St Rose, Assembly Ground, Coffee Joint on Napier EAT - Squires Loft, Tutti Trattoria, Esca Grill TREAT - Augustus Gelatery, Amazing Graze Tea Rooms, Neverland Gelato DRINK - Primrose & Wine, The Last Stop Wine Bar, Essendon Hotel WELLNESS - Windy Hill Fitness Centre, Rise Pilates, The HIIT Factory, THE FINER POINTS | Three large bedrooms | Built-in robes | Luxurious master ensuite and equally-opulent main bathroom | Spacious open-plan living/dining area | Gourmet kitchen | SMEG appliances | Marble benchtops | Custom joinery | Bronze tapware | Premium carpets and floors | Top-quality tiles | Full-size laundry | 2.7m ceilings | Large wrap-around terrace or wide north-facing terrace | Double-glazed windows | 7-star energy rating | Secure foyer | Click & Collect locker | CCTV | Lift with direct access into your home | Exceptional scope to further customize and upgrade | Heart-of-Essendon location | Across the road from Windy Hill | Walking distance to cafes, restaurants, Fletcher Street trams and Essendon Station | FINAL WORD Don't drive past years from now knowing this could have been yours.