

**11 Garnet Street, Essendon West, Vic 3040**

**Nelson Alexander**

**Sold Townhouse**

Thursday, 5 October 2023

11 Garnet Street, Essendon West, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matthew Febey  
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**\$1,160,000**

Set on a sizeable sub-divided corner block (approx 395sqm), this freestanding home delivers a family-sized lifestyle of easy-living excellence with its impressive dimensions, quality inclusions and perfect position in a convenient Essendon West neighbourhood. Beyond the lush front garden and Edwardian-inspired facade, discover a light-filled interior comprising a large downstairs master bedroom with WIR and its own private ensuite, as well as two additional large bedrooms with BIRs, stylish main bathroom and two separate powder rooms - one on each level. Enhancing its family credentials is the inclusion of a dedicated study and expansive open-plan living/dining area adjoined by a granite-bench kitchen complete with breakfast bar, tiled splashbacks, stainless steel cooking appliances (900mm) and dishwasher. Other stand-out features of the home include ducted heating and evaporative cooling, solid hardwood floors, double blinds and remote-control security shutters, along with a full-size laundry. Bi-folds from the living area reveal a sunny North-facing yard with undercover entertaining area and high fences for exceptional privacy, plus an upstairs terrace with elevated outlook, private service courtyard (from the laundry), remote-control garage with internal entry and additional driveway parking space. Walking distance to Buckley Street buses, acres of parkland and riverside trails all the way into town, it's also close to some of the area's most popular schools (including St Bernard's College) as well as easy access to local cafes and Niddrie's thriving retail precinct. Conjunctional Agent: Ying Chan Eclipse Property Advisory