

**11 Rutland Street, Niddrie, Vic 3042**

SLEIMAN

**House For Sale**

Tuesday, 16 January 2024

**11 Rutland Street, Niddrie, Vic 3042**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



Shaun Sleiman

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## **\$1,100,000 - \$1,200,000**

Welcome to an exquisite family residence boasting an array of impressive features. This well-appointed property offers four bedrooms, including a master suite with built-in robes, an ensuite bathroom, and private access to a charming decked area. The additional three bedrooms are complemented by a central bathroom and a versatile retreat/home office space. The interior showcases a blend of carpet and timber floors, creating a warm and inviting ambiance. The expansive open-plan living and dining areas are perfect for family gatherings, seamlessly connected to a functional and stylish timber kitchen equipped with a gas cooktop, oven, and dishwasher. This home is designed for comfort and convenience, featuring ducted heating and split system air conditioning. Ample storage options, including built-in robes in multiple bedrooms, provide practical solutions for organised living. The property also includes a separate large laundry room and a balcony offering picturesque valley views, outside, residents can enjoy the convenience of driveway parking, a carport, and a garage/workshop. Ideally located in a sought-after pocket, the property is in close proximity to the Niddrie shopping strip, Keilor Road trams, cafes, restaurants, and various local schools. Parks and the Steele Creek Trail provide opportunities for outdoor recreation, while easy access to freeways and CityLink ensures seamless connectivity to the broader city.