

**13 Nimmo Street, Essendon, Vic 3040**



**Sold House**

Friday, 29 March 2024

13 Nimmo Street, Essendon, Vic 3040

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



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## Contact agent

A showcase of modern luxury boasting unmatched quality and attention-to-detail, this remarkable residence stands proudly as one of the finest homes in its esteemed family setting. Endlessly compelling and set beyond vibrant gardens, a grand, double-door entry prefaces an extraordinary plan, striking a graceful balance between upscale elegance and architectural flair. A brilliantly broad entrance hall ensures freedom of flow from front to back, culminating in a sun-splashed main area spanning superb indoor and outdoor domains. Affording a signature sense of space, a stunning void sees sumptuous storeys merge, with airy living and dining zones catered for by a stellar kitchen featuring first-class Liebherr, Smeg, and Miele appliances, Brodware tapware, a Billi tap, walk-in pantry, and centrepiece island. Hospitable at all times of year, a gas fire to living enlivens quiet evenings come wintertime, while expanses of glass slide to streamline summertime entertaining. A bar fridge, barbecue, and ceiling fans enrich adjoining alfresco dining and lounge areas, providing a shaded retreat for blue-sky afternoons. Uninterrupted rays cover a radiant, in-ground solar and gas-heated pool (with in-floor cleaning) and spa, accompanied by vivid, easily kept gardens, a poolside bathroom, and permanent sauna. Effortlessly versatile, a luxe lower suite comprises a guest bedroom, bathroom, and walk-in robe, complementing a lavish upper master with oversized dressing room and in-vogue ensuite offering twin basins and a soaker bath. Ensuites and mirrored robes enhance substantial third and fourth bedrooms, while a sizeable walk-in robe and purpose-built music studio/ study (fully plumbed offering potential to remodel as an ensuite) heighten the appeal of a generous fifth. • Remarkable modern residence in an esteemed family setting • Five generous bedrooms, five lavish bathrooms, and a variety of living spaces • Extraordinary main area spanning sublime indoor and outdoor domains • Radiant in-ground pool and spa joined by a backyard bathroom, sauna, and entertaining areas • Near parks, sporting fields, elite schools, city transport, and lifestyle hubs With a clever kitchenette serving upper retreat and sitting spaces, a broad balcony enjoys vivid outlooks across colourful foliage, while a fully equipped lower cinema room provides a peaceful hideaway and smart living separation. High-grade marble adorns outstanding kitchen, bathroom, laundry, and alfresco areas, while further highlights include a multi-user office on ground floor, wine display case with Vintec fridge, zoned ducted heating/cooling, timber floors, excellent storage, a lower powder room (sixth WC), ducted vacuum, alarm, video intercom, double garage, solar power, and two secure driveway spaces. Footsteps from and Buckley Street cafés, shops, and restaurants, pristine parks, and sporting fields, while moments from tranquil Maribyrnong trails, leading private colleges, North Essendon and Rose Street Villages, CBD-bound trains and trams, and CityLink.