

**13A The Avenue, Niddrie, Vic 3042**



**House For Sale**

Saturday, 4 May 2024

13A The Avenue, Niddrie, Vic 3042

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Caleb Venneri  
0393730000



Anthony Molinaro  
0413775455

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

In-Room Auction, Tuesday 4th of June at 6:00pm. Barry Plant Essendon: 877 Mt Alexander Road, Essendon AUCTION BIDDING BY REGISTRATION ONLY. Please contact Caleb Venneri on 0459 626 066 to register your interest. Defined by sophisticated proportions, luxury inclusions and bold design, this immaculate town residence provides an effortless, high quality environment. Enhanced by remarkably high ceilings, timber engineered floorboards and extensive glazing with flowing sheers, carefully considered living and dining spaces are complemented by designated study zone with inbuilt desk and glass sliders. Extending onto an alfresco deck set amidst private and leafy perimeter gardens. A custom designed kitchen offers a showpiece vogue finish with cascading stone top benches, glitzy gold sink, quality cabinetry and stainless steel appliances. A statement timber floating staircase ascends to beautiful bedrooms. Meticulously appointed with built-in robes, blinds and plush carpet. Including main featuring city glimpses and chic ensuite with skylight over a waterfall shower adding to the luxury vibe. Deluxe main bathroom, powder room, full laundry and excellent storage delivers comfort and convenience. Along with heating and cooling, video intercom, alarm and remote-controlled, oversized garage with direct home entry. Enviably located near scenic Valley Lake environs, endless walking trails, Keilor Road cafés, shopping centres, freeways, Penleigh and Essendon Grammar School, primary schools and Essendon Keilor College (zone). This property will be auctioned in-room. Online bidding will also be available. Contact our agents to register your interest. Online Auction Link: <https://x5u9a.app.goo.gl/RvbpE>