

**2/13 Ross Street, Niddrie, Vic 3042**

**Villa For Sale**

Tuesday, 21 May 2024

2/13 Ross Street, Niddrie, Vic 3042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Simone Tramontana  
0393759375



Paul McDonald  
0393759375

**\$680,000 - \$740,000**

If ever a property could be described as happy, this is it! The middle villa unit in a block of three is not only pristine in presentation and refurbished with immaculate style, but also a mere stone's throw to every conceivable amenity in the area. I mean, what's not to love? Enjoy oodles of natural sunlight in a layout that features living room with adjoining dining, well-appointed kitchen boasting a suite of Asko appliances (oven/gas cooktop/dishwasher), plenty of soft close drawers and attractive tiled splashback, with a slider out to a charming north-facing paved courtyard and petite timber deck. Two spacious bedrooms, each provide BIR's, main offers dual entry to the central bathroom (tub/shower) and there's a separate toilet. Bonus highlights include modern laundry, polished hardwood floors, ducted heating, large reverse cycle a/c, privacy assuring fencing, external window blinds, established courtyard plantings, and single remote garage. A thoroughly delightful first home, downsize opportunity or investment, genuinely moments away from café culture, dining, myriad retail, healthcare, supermarkets and Keilor Road trams.