

**2/47 Lincoln Road, Essendon, Vic 3040**

**Nelson Alexander**

**Sold Villa**

Thursday, 19 October 2023

2/47 Lincoln Road, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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## Contact agent

Set back from the street and one of only three on the block, this single-level villa provides a low-maintenance lifestyle of immediate quality and comfort along with outstanding renovation potential - perfect for first-time buyers, investors and downsizers alike. Filled with natural light, the impeccable interior comprises two generous bedrooms (master with WIR) both complemented by a fully-tiled two-way bathroom and European laundry with trough. Complete with high vaulted ceilings, the sizeable living room flows through to the open dining area adjoined by a neat timber-cabinet kitchen with dishwasher. Along with ducted heating and split-system a/c for all-seasons enjoyment, this impeccable villa also includes a wide courtyard with extensive paving and high fences for privacy, plus the added appeal of a lock-up garage. Walking distance to Mt Alexander Road trams, Essendon Station and the open spaces of Lincon Park, it's also close to North Essendon Village shops, cafes and restaurants, as well as a range of local schools and kinder/childcare facilities.