

**2/5 Kalimna Street, Essendon, Vic 3040**

**Sold Unit**

Thursday, 24 August 2023

2/5 Kalimna Street, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Joe Zucco  
0393759375

**\$808,000**

Nestled in the peaceful and prestigious Windy Hill precinct, this stylish single-level standout offers low-maintenance comfort and convenience with first-rate fixtures and generous open spaces. Tastefully transformed for effortless modern living, a bright and flowing interior enjoys excellent dimensions, with a pair of considerable bedrooms complemented by a modernised bathroom with standalone bath, rain shower, stone vanity top, and in-vogue black accents. Awash with northern sunlight, expansive living/dining and fitted study spaces accompany a superb enthusiast's kitchen, with wraparound stone benches joined by chic tiled splashbacks and stainless-steel appliances. Wonderfully private, a lengthy rear courtyard serves as an ideal space for a relaxing morning coffee, while further highlights include split system heating and cooling, built-in robes, NBN connectivity, a European laundry, and secure garage.

- Tastefully renovated single-level home in prestigious Windy Hill precinct
- Two substantial bedrooms served by excellent storage and a modernised bathroom
- Open-plan living/dining, a fitted study area, and extensively enhanced kitchen
- Private entertainer's yard ideal for morning coffee or afternoons with guests
- Steps from Windy Hill, shops, restaurants, city-bound transport, and respected schools

A perfect prospect for downsizers, starters, and investors, it's metres from Windy Hill Reserve and Fitness Centre, Napier Street shops and restaurants, city-bound trains and trams, and CityLink, with Essendon Primary, St Monica's Primary (zoned to both), and elite colleges just moments away.