

**20/56 Nicholson Street, Essendon, Vic 3040**



**Sold Unit**

Monday, 30 October 2023

20/56 Nicholson Street, Essendon, Vic 3040

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bruce Warburton  
0393742199



Stephanie Germani  
0393742199

**\$335,000**

Presenting secure lockup and leave convenience, this delightfully enhanced one bedroom apartment boasts a versatile floorplan, perfect for starters and investors looking to capitalise on a coveted address. Nestled upon the first floor of a well-maintained low-rise allotment, the property takes full advantage of the natural sunlight that flows throughout the open design. Immediately introduced by polished hardwood floors, the airy family/meals domain leads to an undercover balcony, while the immaculate kitchen is well-equipped in stainless-steel gas cooking appliances, dishwasher and great use of cabinetry. The carpeted bedroom features mirrored built-in-robos and a heating panel, as the complementary ensuite is tiled from top to bottom and comprises laundry facilities. Additional extras include heating/cooling split system, intercom entry and remote-controlled gated off-street-parking. Enviably situated within a friendly cul-de-sac best known for Windy Hill, Essendon's AFL home ground. It's also moments to transport, CityLink access, Napier Street shops/cafes and Queens Park.