

**26 Moushall Avenue, Niddrie, Vic 3042**

**Nelson Alexander**

**House For Sale**

Thursday, 1 February 2024

26 Moushall Avenue, Niddrie, Vic 3042

**Bedrooms: 3**

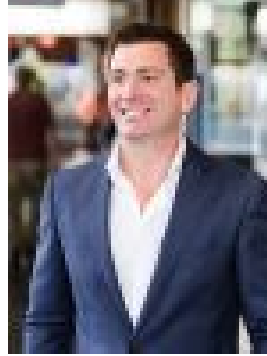
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mereoni Robbins  
0393791313



Matthew Febey  
0393791313

## **Auction \$800,000 - \$850000**

In a prime location on the very edge of Essendon, this contemporary home delivers a terrific low-maintenance family lifestyle with its adaptable design, long list of features and close proximity to the best of Niddrie. Filled with natural light, the home's welcoming interior showcases a master bedroom with its own balcony, WIR and private ensuite, as well as two additional bedrooms (BIRs), stylish main bathroom and guest powder room (third WC). Open-plan living and dining areas add to the allure along with a stone-bench kitchen complete with breakfast bar, soft-close drawers, stainless-steel cooking appliances and dishwasher. Other highlights of the home include split-system heating/cooling (x5), double-glazed windows, alarm system and high square-set ceilings throughout, along with stone-top vanities and fully-tiled showers to both bathrooms. Rounding out this ready-to-enjoy lifestyle package is a private yard including entertaining deck with shade sail, plus a remote-control garage with internal entry and additional driveway parking space with second shade sail. A short stroll to Keilor Road trams, cafes, bars, renowned restaurants and Niddrie's thriving retail precinct, it's also close to a range of schools and kinder/childcare facilities, as well as easy access to the Calder Freeway.