

**26 Nolan Street, Niddrie, Vic 3042**

**Nelson Alexander**

**House For Sale**

Thursday, 21 March 2024

26 Nolan Street, Niddrie, Vic 3042

**Bedrooms: 3**

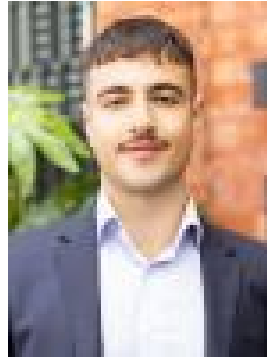
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0393762211

## **Auction \$1,150,000 - \$1,250,000**

A rare opportunity for developers and families alike. This prime property offers a generous land parcel ripe for transformation, situated in the sought-after locale of Niddrie. Embrace the freedom to reimagine and rebuild on this spacious plot, perfectly positioned for lucrative development or to raise a wonderful family. Comprising a spacious master bedroom, formal dining room, meal's area, a separate living room and a TV room, updated bathroom, and Venetian blinds, you can be assured of a lifestyle of comfort. Whether it's moving into your dream home or embarking on a lucrative investment project, the 656m<sup>2</sup> Nolan St canvas is yours to shape. With its convenient proximity to the bustling strips of Essendon village and Keilor Road, the peace of Buckley Park and the Maribyrnong River, and with both St Bernards and EKC close, this address promises a winning lifestyle amidst the tranquillity of suburban living. Executors Auction - Must be sold!