

**3/1 Violet Street, Essendon, Vic 3040**

**Sold Townhouse**

Tuesday, 5 September 2023

3/1 Violet Street, Essendon, Vic 3040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sheryl Upton  
0393759375



Simone Tramontana  
0393759375

**\$1,390,000**

Opportunities to buy into this tightly held pocket of central Essendon are increasingly rare. This leafy tree-lined location is an easy walk to the tram, train, and the buzz of the Rose Street village. Walk to a choice of highly regarded public and private schools. Enjoy easy access to the heart of the Melbourne CBD and airports. Flooded with natural light, this airy, modern home flows seamlessly and stylishly from the front door to the generous open living area and onto the stunning Tuscan style outdoor terrace. Ground floor includes, a formal sitting room or potential extra bedroom, a spacious family kitchen with stainless steel appliances plus a pantry and ample cupboard space adjoins an impressive L-Shaped living and dining area with fully retractable floor-to-ceiling glass doors that open onto the substantial outdoor entertaining area. Upstairs hosts 3 generous bedrooms, all with built-in robes. The main bedroom suite includes a walk-in robe, full ensuite and a balcony from which to admire the leafy outlook. As an added extra, the home includes a basement room that has previously been used as a theatre room, a gym, and a work-from-home space. The home boasts excellent room sizes and tall ceilings further enhance the feeling of space. There are 2 secure garage spaces and a flexible floorplan that potentially offers 3 separate living spaces, depending on personal taste. Extras include jarrah floorboards, hydronic heating, refrigerated air conditioning, separate laundry, and a guest powder room. Recently refurbished and always immaculately maintained, this warm and inviting modern home is a testament that a great location and high-quality build will stand the test of time and take your investment safely through the highs and lows of any market conditions.