

**3/5 Kalimna Street, Essendon, Vic 3040**

**Unit For Sale**

Monday, 27 November 2023

3/5 Kalimna Street, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Simone Tramontana  
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**\$650,000 - \$695,000**

There's no point in overselling the aesthetics of this tired old-school unit, it's obviously due for a refurb, but let's talk about the absolute mint location, shall we? Zoned for Strathmore College along a beautiful street in a genuinely coveted Essendon pocket, you're spoilt for choice with transport, retail, dining, cafes and green space all wonderfully convenient. Enjoy the scope to truly make your mark with a decent sized, entry level unit in a well-tended block of just six. Comprising lounge, dining and kitchen (Blanco gas stove/Blanco dishwasher), two carpeted bedrooms (BIR's), laundry, bathroom (bath/shower) and separate toilet. Great natural light flow, timber laminate hard floors, inverter air-conditioning, single garage parking with sideway access and a small paved rear courtyard, complete this brilliant opportunity to jump on into the market! What are you waiting for? • Highly desirable Essendon location • Close to Windy Hill precinct • Entry level unit in block of just six • Good sized rooms, scope to renovate (STCA) • Strathmore Secondary Zoning