

**31 Royal Avenue, Essendon North, Vic 3041**



**Sold House**

Monday, 15 April 2024

31 Royal Avenue, Essendon North, Vic 3041

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 618 m2**

**Type: House**



Bruce Warburton  
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## Contact agent

Superbly positioned in a prized pocket on a substantial block, 618sqm approximately, featuring a large backyard, this classic three bedroom brick home lends itself to a myriad of possibilities (Subject To Council Approval). Primed for contemporary renovation and expansion, the home's traditional interior currently offers a charming entrance hall and lounge with decorative high ceilings and cornices, picture rails and tapestry brick fireplace. Along with original kitchen/meals with gas stove, a central bathroom and rear laundry. All three bedrooms, including cosy third bedroom or study, present built-in-robos/storage. The well-maintained backyard has several storage sheds, while a side driveway, carport and garage provide ample off street parking options for now. Zoned for Buckley Park College and Essendon North Primary, the property boasts proximity to vibrant North Essendon Village shops and cafés, Woodlands Park, local sports and community hubs, buses and Keilor Road trams. As well as Essendon DFO, Westfield and freeways, offering an easy commute to Melbourne Airport and the CBD.