

**34 Moushall Avenue, Niddrie, Vic 3042**

**Nelson Alexander**

**House For Sale**

Friday, 10 May 2024

34 Moushall Avenue, Niddrie, Vic 3042

**Bedrooms: 3**

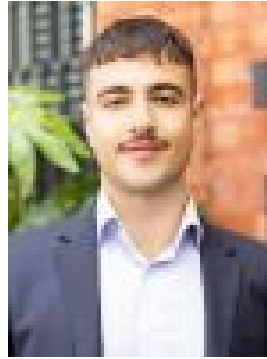
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0393762211

## **Auction \$860,000 - \$940,000**

Impressive design elements and quality inclusions come together in this contemporary residence to deliver an outstanding low-maintenance family lifestyle in a prime location on the edge of Essendon. Step inside to discover a welcoming interior bathed in natural light comprising three generous bedrooms (larger master with WIR) complemented by a stylish ensuite, main bathroom and guest powder room (3rd WC) – all with stone-top vanities. Underlining its floorplan flexibility is the inclusion of a front lounge, study/retreat with integrated desk (upstairs) and adaptable open living/dining area adjoined by a stone-bench kitchen with Smeg cooking appliances (900mm) and dishwasher. Split-system heating/cooling (x5), additional ceiling fans, ducted vacuum and video intercom all add to the allure, along with a full-size laundry and under-stair storeroom. Completing the picture is an entertaining deck and easy-care outdoors with high hedges for exceptional privacy, plus a remote-control garage with internal entry and additional driveway parking space. Walking distance to Keilor Road trams, Niddrie's renowned shopping precinct and a fine array of cafes, bars and restaurants to explore, it's also close to local schools and kinder/childcare facilities, as well as easy access to the Calder Freeway.