

# 36 Hotham Road, Niddrie, Vic 3042



## House For Sale

Friday, 26 January 2024

36 Hotham Road, Niddrie, Vic 3042

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 325 m<sup>2</sup>

Type: House



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**\$1,400,000 - \$1,540,000**

Discover the epitome of modern living with this sophisticated residence striking the perfect balance of space, style and family flexibility. Immaculately presented, this remarkable home boasts a dual living layout, main bedroom on each level, north-facing alfresco and gourmet kitchen. It's in a coveted location, near Penleigh and Essendon Grammar, St Bernard's College, Keilor Road shops, cafés and freeways. • Uncompromising on space; living areas are sublime • Miele kitchen will strike a chord with gourmet cooks • Sun-soaked alfresco, private garden for entertaining • Large bedrooms offer privacy, main boasts a balcony • Stunning bathroom, large ensuite, custom cabinetry • Built-in fireplace, endless storage and study alcove • Heating/cooling, floorboards, laundry, powder room • Oversized garage plus additional parking in driveway Online Auction Link: <https://x5u9a.app.goo.gl/AbQC>