

**37 Grosvenor Street, Niddrie, Vic 3042**

**Nelson Alexander**

**House For Sale**

Thursday, 25 April 2024

37 Grosvenor Street, Niddrie, Vic 3042

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Patrick Tilli  
0393791313



Eleanor Currie  
0393791313

## **Auction \$1,390,000 - \$1,490,000**

Absolutely one of kind, this remarkable home provides an idyllic family lifestyle with its versatile double-storey design, long list of quality features and terrific living/entertaining spaces both inside and out. Step inside to discover a light-filled interior showcasing a large master bedroom with WIR and its own private ensuite, as well as four additional bedrooms (BIRs) and two extra bathrooms – one on each level. Enhancing its family appeal is the inclusion of a dedicated study, spacious lounge and dining rooms, adaptable open living/meals area and contemporary kitchen with stone benchtops, Blanco 900mm freestanding oven and Bosch dishwasher. Other highlights include ducted heating, evaporative cooling and additional split-system a/c, along with ducted vacuum, hardwood floors, alarm system, CCTV, family-sized laundry and floor-to-ceiling tiles in all three bathrooms. Complementing the home's impressive interior is a fabulous alfresco entertaining deck with full BBQ kitchen and 6-seater outdoor spa, plus a private backyard with high hedges, huge under-house workshop/storeroom, double carport and gated sideway for additional off-street parking. Walking distance to Steele Creek trails, acres of parkland and the bus stop on Hotham Road, it's also close to a range of schools, Keilor Road trams, cafes and the area's thriving retail precinct, as well as easy access to the Calder Freeway.