

37 Nimmo Street, Essendon, Vic 3040



House For Sale

Monday, 22 April 2024

37 Nimmo Street, Essendon, Vic 3040

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 858 m2

Type: House



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\$2,000,000 - \$2,200,000

Set among a vast allotment (858sqm*) with broad frontage (20.1m*), this warm and welcoming family classic offers outstanding potential to extensively reimagine or realise an architectural vision and craft one or more luxury residences (STCA). With perfect placement among an exclusive Essendon avenue, a family-focused plan comprises three substantial bedrooms, together accompanied by a light-filled living area, quiet dining space, and storage-rich kitchen with gas stove and meals zone. Highlighting the parcel's impressive proportions, an expansive backyard stretches to a distant western boundary, featuring an open-air entertaining setting, abundant play space, and a sizeable shed/workshop. • Large-block classic with potential to personalise or rebuild one or more luxury homes (STCA) • Land size - 858sqm*, frontage - 20.1m* • Three sizeable bedrooms, distinct living and dining spaces, and an expansive backyard • Near Moonee Valley's famed selection of acclaimed public and leading private schools • Steps from parks, sporting fields, cafés, and transport A large-block prospect rich in potential to personalise or start anew, additional highlights include a tidy central bathroom, combined laundry/powder room (second WC), lock-up garage, and driveway parking for several cars. With parkland and sporting fields at the end of the street, the home sits steps from Buckley and Fawkner Street cafés and eateries, Moonee Ponds buses, and a selection of acclaimed schools (zoned for Aberfeldie Primary, Our Lady of the Nativity Primary, and Buckley Park College), while near the Maribyrnong River, Essendon Station, and shopping/lifestyle hubs.* Measurements are approximate.