

**39 Warner Street, Essendon, Vic 3040**

**Nelson Alexander**

**House For Sale**

Friday, 5 April 2024

39 Warner Street, Essendon, Vic 3040

**Bedrooms: 4**

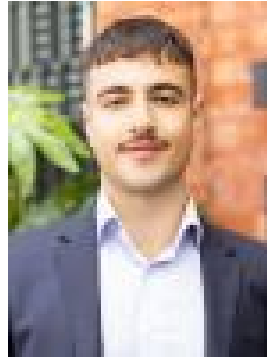
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0393762211

**Auction \$1,550,000 - \$1,700,000**

On 753sqm of land (approx), this mid-century home provides a family lifestyle of immediate comfort and versatility along with a myriad of options for those looking to renovate, renew or redevelop (STCA) - all in a blissfully quiet cul-de-sac adjacent to Woodlands Park. Well-presented from beginning to end, this unique residence comprises a total of four bedrooms all serviced by two updated bathrooms. Enhancing its family appeal is the inclusion of a spacious lounge and adaptable open-plan living/dining area adjoined by a neat kitchen with ample cupboard space. Other highlights include ducted heating, a/c, full-size laundry and huge front studio (converted four-car garage), plus an undercover patio, sunny backyard with office/workshop and direct access to the park. A short stroll to Mt Alexander Road trams, North Essendon Village cafes, shops and supermarkets, it's also close to Glenbervie Station, local schools (Strathmore SC zone) and kinder/childcare facilities, as well as easy access to DFO and Citylink.