

**4/126 Hoffmans Road, Essendon, Vic 3040**

**MATTHEWS.**

**Villa For Sale**

Thursday, 30 May 2024

4/126 Hoffmans Road, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



John Matthews  
0433325238



Lisa Cooke  
0430450424

**\$430,000 - \$470,000**

**WELCOME HOME**The address might be Hoffmans Road, but being set way back at the rear, it feels as quiet as a country lane. Inside, you'll find a light-filled interior with quality updates throughout along heaps more upside potential. So, whether you're looking to get a foothold into Essendon or grab yourself a value-packed investment property, this is definitely one you can't afford to miss. Location too is an absolute winner with K Road trams, shops, cafes, bars and restaurants all around the corner.**THESE ARE YOUR NEIGHBOURS****COFFEE** - St Rose, Tilba Street Espresso, Assembly Ground**EAT** - Essendon Hotel, Squires Loft, Benyue Kitchen **TREAT** - Augustus Gelatery, Parisian Baker, Amazing Graze Tea Rooms**DRINK** - Primrose & Wine, The Last Stop Wine Bar, Calmer Cafe**WELLNESS** - Rise Pilates, The HIIT Factory, Insight Body & Mind**THE FINER POINTS** | Two double bedrooms | Built-in robes | Stylish central bathroom | Living/meals area | Updated kitchen with stainless-steel cooker | Reverse-cycle split-system air conditioner | Solid hardwood floors | Full-size laundry | Undercover parking space |**FINAL WORD**You're looking at Essendon's best value villa.