

# 4/1a Florence Street, Niddrie, Vic 3042

## Townhouse For Sale

Nelson Alexander

Thursday, 25 April 2024

4/1a Florence Street, Niddrie, Vic 3042

Bedrooms: 3                      Bathrooms: 1                      Parkings: 1                      Type: Townhouse



Patrick Tilli  
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Eleanor Currie  
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## **Auction \$790,000 - \$850,000**

Front positioned and one of only four on the block, this freestanding townhouse presents an outstanding low-maintenance lifestyle opportunity with its adaptable design, quality inclusions and close proximity to the best of Niddrie. Excellent presentation throughout, the home's light-filled interior comprises three bedrooms (large main) with robes all serviced by a fully-tiled bathroom and additional powder room (second WC). Adding to the appeal is a dedicated study alcove and flexible open-plan living/dining areas complemented by a granite-bench kitchen complete with Bosch cooking appliances and dishwasher. Other highlights of this terrific townhouse include ducted heating and split-system air conditioning, alarm, full-size laundry and under-stair storeroom, along with quality hybrid flooring and stylish plantation shutters. Step outside to enjoy the wide rear courtyard with extensive new decking making it the perfect place to relax or entertain, plus a lock-up garage and additional driveway parking space. Walking distance to the bus stop, Steele Creek trails and acres of parkland, it's also close to Keilor Road trams, cafes, restaurants and Niddrie's renowned retail precinct, as well as easy access to popular schools and the Calder Freeway.