

# 41 Hotham Road, Niddrie, Vic 3042



## House For Sale

Thursday, 4 April 2024

41 Hotham Road, Niddrie, Vic 3042

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 400 m2

Type: House



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**Auction \$950,000 - \$1,030,000**

On its own separately-titled block (approx 400sqm) with no shared land, this freestanding home presents an outstanding low-maintenance lifestyle opportunity thanks to its impressive inclusions, dual living zones and impeccable easy-care surrounds. Perfect for young families and downsizers alike, the home's luminous interior showcases 3 large bedrooms (all with built-in robes), as well as a private master ensuite and stylish main bathroom. Add to this a versatile lounge (potential 4th bedroom) and spacious open-plan living/dining area complemented by a stone-bench kitchen complete with stainless-steel cooking appliances, double dishwasher and ample cupboard space. High ceilings and solid hardwood floors add to the allure, along with zoned ducted heating & cooling, alarm system and a family-sized laundry. Dual double doors from the living area reveal an alfresco-style entertaining deck and private rear yard to enjoy, plus the advantage of a remote-control double garage with internal entry. Close to the best of Niddrie including Keilor Road's vibrant retail precinct along with trams, buses, cafes and restaurants, as well as easy access to popular schools, local kinder/childcare facilities and the Calder Freeway.