

44 Moushall Avenue, Niddrie, Vic 3042

Nelson Alexander

House For Sale

Tuesday, 9 April 2024

44 Moushall Avenue, Niddrie, Vic 3042

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Mereoni Robbins
0393791313



Jayson Watts
0393791313

Auction \$1,300,000 - \$1,375,000

On a substantial block of land (approx 623sqm) with dual-street frontage, this immediately comfortable home comes complete with an approved planning permit in place to construct three stunning new double-storey family homes. Well-presented throughout, the home's current floorplan includes four bedrooms (two with BIRs), neat bathroom and separate WC, along with a front lounge, rear living/sunroom and central kitchen/dining area. Step outside to discover an expansive backyard with two storage sheds, carport via gated side drive and Hoffmans Road behind the back fence. Accompanying plans showcase three impressive residences (2 x 3BR, 1 x 4BR with theatre room) each comprising two bathrooms and guest powder room, versatile open living/dining area and adjoining kitchen. Add to this a dedicated study, full-size laundry and outdoor deck, plus garage with internal entry and additional driveway parking space. A short stroll to Keilor Road trams and Niddrie's thriving retail precinct, along with an endless array of cafes, bars and restaurants, it's also close to popular schools and kinder/childcare facilities, as well as easy access to the Calder Freeway.