

**44 Nell Street, Greensborough, Vic 3088**



**House For Sale**

Tuesday, 21 May 2024

44 Nell Street, Greensborough, Vic 3088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 601 m2**

**Type: House**



Trent Grindal  
0468936914



Luke Coventry  
0411233579

**\$1,050,000 - \$1,150,000**

Elevated to take full advantage of the views and enriched with history, 'McGregor House' is a timeless and meticulously designed character home that has been lovingly renovated. Fashioned for the contemporary buyer that wants the modern comforts of today, without compromising on the character and charm of yesteryear, the spacious floorplan cohesively blends modern fixtures and finishes with sash windows, leadlighting, French doors and vertical timber panelling. The carefully designed footprint configured to suit your individual needs, featuring a relaxing living room warmed by a cosy open fire, and a radiant study/reading nook with a breathtaking outlook, to suit work from home or just a lazy Sunday afternoon. Taking pride of place, the stunning entertainer's kitchen boasts a long island breakfast bar smothered in stone, 2 large skylights overhead play benefit to the lovely morning sun, premium appliances and elegant shaker cabinetry that offers endless storage. Wake each morning to treetop vistas in expansive main bedroom, generous built-in robes and a palatial ensuite finished with a freestanding bathtub, rain shower and a stone-topped vanity, while an equally stylish main bathroom services the remaining bedrooms. French doors lead outside to an established flat grassed backyard with a sunny north-facing alfresco zone and unlimited space for the kids and family pets. A long list of extras includes ducted heating, refrigerated cooling, plantation shutters, designer lighting, a garden shed/workshop, water tank, veggie patch, a remote-control garage and off-street parking for 2 additional cars. In a tightly held street where neighbours still know each other's names it's an enjoyable walk to Willinda Park, Plenty river trail, WaterMarc, recently upgraded Greensborough Station and vibrant Greensborough Plaza. A mere half hour trip to Melbourne's CBD, likely improved with Victoria's North East Link well underway. Zoned for Watsonia Heights Primary School and Montmorency Secondary College.