

**45 Nicholson Street, Nunawading, Vic 3131**

**House For Sale**

Friday, 17 May 2024



45 Nicholson Street, Nunawading, Vic 3131

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



Alan Zou

0451966858



Alvin Lam

0488868931

**\$1,400,000 - \$1,500,000**

**OPPORTUNITY.**Proudly positioned in one of Nunawading's most desirable streets, prized for its beautiful trees and proximity to amenities, this home effortlessly combines timeless charm with modern functionality, creating an exceptional setting for family living.**PROPERTY.**Delighting at first sight, the home flaunts an endearing weatherboard exterior, complemented by a picket fence fronted garden with a couple of cherry trees, a single carport with gated rear access, and a large concrete parking area. Inside, original features such as tall ceilings with ornate cornices, sash windows and picture rails meld seamlessly with contemporary flooring, blinds and lighting, creating a stunning environment that will be a pleasure to live in. A versatile front room with built-in cabinetry greets you within, serving as an ideal lounge, office or surplus accommodation. A modern kitchen with a full suite of stainless steel appliances (including a new oven), generous storage, glass splashbacks and stone benches rests at the heart of the home, accompanied by a sitting area. Beaming with natural light, the adjoining family and dining room is a casual space to unwind and grants an effortless connection to outside. Out there, a covered deck with an enclosed spa area and built-in seats offers the perfect setup for all-seasons entertaining. Lush lawn and low maintenance garden beds adorn the backyard beyond, where children can play freely in full view of their parents.Four bedrooms with built-in wardrobes provide a comfortable setting for sleep. The master suite boasts a walk-in wardrobe and an ensuite, while the remaining rooms share a large combined bathroom and laundry.Extras: New ducted heating system and hot water service, two open fireplaces, split system air conditioners in every room, a monitored alarm system, extensive outdoor lighting, a big workshop and two clotheslines.**LOCATION.**The home's placement bestows an incredible lifestyle, situated walking distance to bus stops, Walker and Halliday Parks, Nunawading Library, Nunawading's Golden Mile and train station, along with Mitcham's shops, cafes, restaurants and train station. Only a few minutes' commute to Mount Pleasant Road and Whitehorse Primary Schools, Mullauna College, Eastland, EastLink and the Eastern freeway.**DETAILS.**Land size: 669sqm (approx.)Zoning: Whitehorse Council - General Residential Zone - Schedule 1 (GRZ1)School Zone: Mount Pleasant Road Primary School and Mullauna Secondary College