

45A Muriel Street, Niddrie, Vic 3042

MATTHEWS.

Sold House

Friday, 1 September 2023

45A Muriel Street, Niddrie, Vic 3042

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



John Matthews
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\$1,365,000

WELCOME HOME Nothing cookie-cutter about this place. Externally it's all timeless elegance and grace. Inside it's all very much on-trend, open designed and extremely versatile. Absolute low-maintenance perfection, you've got a total of 3 bedrooms and 2 bathrooms, plus adaptable living zones on both levels and an impressive list of features. It's also filled with natural light, impeccably presented and enviably positioned. And with shops, cafes, restaurants and schools all close by, you'll never need to leave Niddrie again.

THESE ARE YOUR NEIGHBOURS

COFFEE - Mr Hoffman's, Roasting Warehouse, Coffee QTREAT - Okami, Nobel Greek Tavern, Tokaiya TREAT - Cravin Crapes, Gelato Lulamina, Hoffmans Road Fish & Chips DRINK - Biagio's Wine Bar, Tin Roof Cafe, Mr McCracken WELLNESS - Spa Nirvana, Nutrition Capital, Keilor Road Pilates

THE FINER POINTS | Downstairs master bedroom (downsizers take note) with WIR and ensuite | Two additional upstairs bedrooms | Main bathroom with freestanding tub | Guest powder room (third WC) | Rumpus/lounge (upstairs) | Study/sitting area with integrated workstation | Open dining area | Open living area with extra-high ceilings | Kitchen with island breakfast bar | Stainless-steel cooking appliances and dishwasher | Large laundry | Split-system heating/cooling (x5) | Double-glazed windows | Solar/gas hot water | Stone benchtops throughout | Alfresco entertaining deck with BBQ gas point | Private low-maintenance backyard | Established perimeter gardens | Sideway deck | Remote-con troll garage | Additional driveway parking |

FINAL WORD Not too big, not too small - Goldilocks would love this one.