

**46 Fitzgerald Road, Essendon, Vic 3040**

**Nelson Alexander**

**House For Sale**

Thursday, 30 May 2024

46 Fitzgerald Road, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



David Vaughan  
0393791313



Natasha Flinders  
0393791313

## **Auction \$1,000,000 - \$1,100,000**

On a sizeable allotment with exceptional potential to enhance and expand or start anew (STCA), this freestanding period home offers the added benefit of being situated in a wonderfully quiet and convenient Essendon neighbourhood. Step inside to discover a neat interior comprising a side hallway accessing two generous bedrooms with built-in robes both serviced by a functional bathroom. Add to this a central living room with gas heater and split-system air conditioner leading through to the open meals area and adjoining kitchen. Completing the picture is a surprisingly deep backyard highlighting the property's generous dimensions and outstanding future possibilities. Pascoe Vale Road trams around the corner along with popular cafes and the open spaces of Montgomery Park, it's also close to the Moonee Ponds Creek Trail, local schools (Strathmore SC zone) and Essendon Station, as well as easy access to Moonee Ponds' renowned retail precinct.