

**46A Fletcher Street, Essendon, Vic 3040**



**Sold Duplex/Semi-detached**

Tuesday, 26 March 2024

46A Fletcher Street, Essendon, Vic 3040

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Duplex/Semi-detached**



Irene Androulidakis  
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**\$2,030,000**

Across three impressive levels, this extraordinary home delivers a family lifestyle of low-maintenance perfection with its intelligent design elements and first-class features throughout. Absolute quality at every turn, the home's refined interior showcases four generous bedrooms (large master with fitted WIR and private balcony) complemented by a stylish ensuite and two additional bathrooms – all with stone-top vanities and floor-to-ceiling tiles. The dedicated study alcove further emphasises its family credentials along with a versatile front lounge flowing through to the spacious open living/dining area accompanied by a superb stone-bench kitchen with Miele/Bosch appliances and butler's pantry with second sink. High square-set ceilings, solid hardwood floors, gas-log fireplace and zoned ducted heating/refrigerated cooling all add to the allure, along with a security system, ducted vacuum, excellent storage options and additional powder room (4th WC). Bi-folds effortlessly connect the living area to north-facing entertainers' oasis with extensive decking, vertical garden, BBQ gas point and rangehood, plus an additional rear balcony and enormous four-car garage via gated driveway (both remote-controlled). City-bound trams at your doorstep and walking distance to Essendon Station, it's also close to popular cafes, bars and restaurants, esteemed private and public schools and the open spaces of Queens Park, as well as easy access to Citylink.