

**55a Coghlan Street, Niddrie, Vic 3042**

**Nelson Alexander**

**Sold Unit**

Monday, 28 August 2023

55a Coghlan Street, Niddrie, Vic 3042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Mogford  
0393791313



Jason Johnson  
0393791313

**\$975,000**

Set at the rear and one of only two properties on the block, this contemporary villa presents an outstanding low-maintenance lifestyle opportunity with its free-flowing design, quality features and close proximity to Niddrie's key amenities. Ideal for professionals, young families and downsizers alike, the home's pristine interior comprises a large master bedroom with WIR and its own private ensuite, as well as two additional bedrooms (BIRs), main central bathroom (separate shower and tub) and separate WC. Filled with natural light, the spacious and versatile open-plan living/dining area is complemented by a stone-bench kitchen complete with island breakfast bar, ample cupboard space, Blanco cooking appliances and dishwasher. High ceilings and hardwood floors add to the appeal, along with a full-size laundry, ducted heating, evaporative cooling and additional split-system air conditioner for all-seasons enjoyment. Step outside to discover a wide courtyard with established perimeter gardens and high fences for privacy, plus a remote-control single garage and second off-street parking space on-title. Walking distance to local buses, Keilor Road trams, Niddrie's vibrant retail precinct and an array of cafes, bars and restaurants, it's also close to a range of schools, Steele Creek trails and parkland, as well as easy access to the Calder Freeway.