

**5A Graves Street, Essendon, Vic 3040**

**MATTHEWS.**

**Sold Townhouse**

Thursday, 16 November 2023

5A Graves Street, Essendon, Vic 3040

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$1,155,000**

**WELCOME HOME** Now this is rare. What you're looking at here is an impressively spacious double-storey family home on a compact block of land (1 of only 2) in a ripper location. Who needs a big backyard to look after anyway? With this one, it's what's inside that really matters. The rooms are well-proportioned. It's immediately comfortable. It's impeccably presented. Plus, there's terrific scope to further enhance. Added bonus are the cafes, shops and trams just around the corner on Keilor Road. Brilliant.

**THESE ARE YOUR NEIGHBOURS** COFFEE - St Rose, Tilba Street Espresso, Assembly Ground  
EAT - Essendon Hotel, Squires Loft, Benyue Kitchen  
TREAT - Augustus Gelatery, Parisian Baker, Amazing Graze Tea Rooms  
DRINK - Primrose & Wine, The Last Stop Wine Bar, Calmer Cafe  
WELLNESS - Rise Pilates, The HIIT Factory, Insight Body & Mind

**THE FINER POINTS** | Extra-large master bedroom with WIR and ensuite | Three further bedrooms (two with BIRs) | Two additional bathrooms (one up, one down) | Versatile living room with vaulted ceiling | Open dining area | Modern stone-bench kitchen with breakfast bar and soft-close drawers | Induction cooktop | Bosch dishwasher | Full-size laundry | Ducted heating | Split-system air conditioning (x4) | Lots of natural light | 20-panel solar power system | Low-maintenance rear yard | synthetic turf | Extensive paving | Established gardens | Sizeable front yard | Remote-control double garage with internal entry | Gated driveway.

**FINAL WORD** It would be a grave mistake to miss out on this one.