

**6 Royal Avenue, Essendon North, Vic 3041**

**Nelson Alexander**

**House For Sale**

Saturday, 11 November 2023

6 Royal Avenue, Essendon North, Vic 3041

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Matthew Febey  
0393791313



Mereoni Robbins  
0393791313

## **Auction \$1,350,000 - \$1,400,000**

This remarkable home, situated in a wonderfully convenient Essendon North neighbourhood, delivers a lifestyle of low-maintenance perfection with its versatile tri-level design, top-quality features and terrific living/entertaining zones to enjoy. Beautifully appointed and impeccably presented, the home's luminous interior boasts three generous bedrooms with built-in robes serviced by a deluxe master ensuite and two additional bathrooms - main with spa. Underling its dream design is the inclusion of a lounge (upstairs), vast rumpus/theatre room (lower-level) and spacious open-plan living/dining area adjoined by a superb kitchen with soft-close cabinetry, Smeg cooking appliances (900mm) and dishwasher. Other luxuries include ducted heating and split-system air conditioning, ducted vacuum, solid hardwood floors, alarm system, CCTV and video intercom, as well as double-glazed windows, stone benchtops throughout (including the laundry) and floor-to-ceiling tiles in all three bathrooms. Complementing the home's refined interior is an undercover terrace with elevated outlook and private north-facing rear yard with large entertaining deck, plus the advantage of a remote-control double garage with internal entry. Walking distance to Bulla Road buses, DFO, Vin Jervis Reserve and Woodlands Park, it's also close to North Essendon Village shops, Keilor Road trams, cafes and restaurants, as well as easy access to Citylink.