

**69a Nimmo Street, Essendon, Vic 3040**



**House For Sale**

Friday, 10 May 2024

69a Nimmo Street, Essendon, Vic 3040

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 408 m2**

**Type: House**



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## Reserve Price Auction: \$2,900,000

Sophisticated style with an industrial chic edge approx 46.5Sq, this contemporary family home's gallery-like interiors are characterized by towering ceilings, designer luxury and high end finishes. Instantly impressive on 408m<sup>2</sup> of land, an eye-catching exterior with huge front door pave the way to a double-height entry void where exceptional scale and premium finishes escalate this home to an elite level. Vast living, dining spaces enjoy seamless connection to the outdoors highlighted by an alfresco zone complete with Beef-Eater barbeque. Alongside an inground pool and spa with a poolside shower. Back inside, a state-of-the-art kitchen is defined by a curvaceous stone island, a suite of integrated Miele appliances and butlers kitchen with second gas cooktop, oven and abundant storage. Ascend the stairs to a large retreat with built-in storage and timber floors. Accompanying double bedrooms with walk-in-robos and luxuriously appointed powder room and opulent bathroom with rainfall shower and stone vanity. Accommodation also includes two luxe master bedrooms with fully tiled ensuites, one on each level. Plus, ground floor designer laundry and guest powder room. Comprehensive inclusions comprise marble tiles, electronic blinds, solar panels, slab and panel hydronic heating, ducted heating, cooling and vacuum systems, low maintenance landscaped gardens and remote-controlled double garage/storage. It's within a stroll of Keilor Road shops, cafés, Buckley Park, Buckley Park College and only minutes to St Bernard's College, Ave Maria College and St Columba's College. Other Features Include: • 46.50sq brand new home on a 408m<sup>2</sup> (approx.) block • Surveillance camera and alarm • 13.5kw solar panels • Slab heater downstairs and hydronic heating upstairs • Refrigerated heating and cooling • Commercial vacuum pull-out hose • 2700mm (approx..) solid high door • Internal easy jam doors 2700mm high (approx.) • Solid timber French Oak parquetry upstairs • Second kitchen in pantry • Electric fireplace • Automated pool with heat pump and spa • Extra gas heater for the pool • Outdoor shower • Gas line in alfresco ceiling • Miele Appliances • In-Built Coffee Machine • Insulated in subfloor • 13mm plaster throughout • All tiles are marble 20mm • Electric front gate Online Auction Link: <https://x5u9a.app.goo.gl/2x4SM>