

8 Smiley Crescent, Essendon West, Vic 3040

MATTHEWS.

Sold House

Thursday, 14 September 2023

8 Smiley Crescent, Essendon West, Vic 3040

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 753 m2

Type: House



John Matthews
0433325238



Klaudia Fisicaro
0481177911

\$1,229,000

WELCOME HOME This is what you call a tightly-held location. Only 3 homes in the street have sold this century. In fact, number 8 has been enjoyed by the one family since 1956. The block is big (approx 753sqm), the home is comfortable, and the views are amazing. You've got parkland across the road, Afton Street Conservation Reserve beyond, you're moments from the river and endless walking/cycling trails. So, whether you're looking to renovate or rebuild (STCA) securing this amazing property is sure to make you Smiley. 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 | Four bedrooms | Main central bathroom | Updated second bathroom/laundry | Study/utility room | Large front lounge | Neat kitchen/meals area | Dishwasher | 900mm cooker | Spacious rear living room | Ducted heating | Evaporative cooling | Front balcony with views | Undercover patio at the rear | Large backyard | Under-house garage and storage area | FINAL WORD Buy this and you'll be able to start everyday with a Smiley. In conjunction with Cameron Parker from Ian Reid.