

# 9 Nicholson Street, Darley, Vic 3340

## House For Sale

Friday, 19 April 2024

9 Nicholson Street, Darley, Vic 3340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Narelle Browne  
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David How  
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**\$659,000**

Perfectly positioned with a short distance to all major amenities. This captivating residence with three living areas, spacious backyard, drive through access all on 699m<sup>2</sup> approx. of land is the perfect place to start or simply wind down. The cleverly designed floor plan offers versatility and practicality with the kitchen taking centre stage featuring quality appliances including a dishwasher, stone benchtops quality sink and tapware, and rattan light fittings throughout. The kitchen seamlessly connects to the meals area, leaving the separate lounge and separate formal dining/study to be enjoyed at different parts of the day. The free-flowing design continues outdoors through to the elevated alfresco entertaining deck area perfect for bbq's and parties overlooking the well-established gardens and tranquil fire pit sitting area, all this to be enjoyed all year around. The master bedroom includes ensuite and walk-in robe, the remaining bedrooms have built in robes and are complemented by a sparkling centralised bathroom. Other highlights include; Double car garage with remote and internal access, Timber floating floorboards throughout, Timber venetians, Walk-in laundry with timber benchtop and wall to wall linen cupboard, Ducted heating, split system cooling in lounge and Master bedroom, Garden/tool shed, Double gates side access perfect for boats, trailers or caravan, Solar panels, New Cattery attached Walking distance to schools, parks, 1000 steps, local buses and situated only minutes to all amenities. Including IGA super market, Darley Bakery, Medical Centres, Pharmacy, Bacchus Marsh Golf Course, and moments away from the freeway access to Ballarat or Melbourne. For inquiries call Narelle on 409412173