

**6/30 Nicholson Street, Essendon, VIC, 3040**



**Apartment For Sale**

Wednesday, 25 September 2024

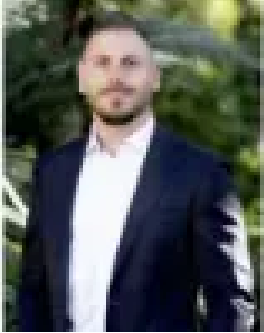
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daniel Imbesi

## **When Convenience Meets Comfort!**

\*Fixed Date Sale Closing Monday 28th October at 5pm\*

Positioned in one of Essendon's most sought-after pockets with literally everything at your doorstep, this tastefully renovated two-bedroom apartment offers a wonderfully spacious floorplan that is sure to impress. Location becomes ever so important, with Essendon train station, trams, Windy Hill sporting precinct, schooling, eateries, cafes and boutique shops all within a short stroll, you'll simply never have to jump in the car again!

### **PROPERTY SPECIFICATIONS:**

- Two generous sized bedrooms complemented by timber flooring, ceiling fans and classy black built in robes
- The renovated kitchen offers modern tones, great storage space & 600mm stainless steel appliances including, 4 burner gas cooktop, electric oven and built-in rangehood
- An open plan living/dining zone perfect to entertain in, saturated with natural sunlight with split system air-conditioner
- Centrally located bathroom offering combined shower/bath, single vanity and a separate toilet
- Single undercover carport

### **KEY LOCAL AMENITIES:**

- 130m (approx.) to Essendon Primary School
- 180m (approx.) to Penleigh & Essendon Grammar School (Junior Boys)
- 400m (approx.) to eateries, cafes and shops on Napier Street & Mt Alexander Road
- 400m (approx.) to Windy Hill sporting precinct
- 550m (approx.) to Essendon Train Station
- 170m (approx.) to Tram services
- Bus Services nearby taking you through to Keilor East, East Brunswick & Essendon
- Essendon is located 8km's North-West of the CBD with terrific City Link, ring road and airport access