

**14 Nicholson Street, Essendon, Vic 3040**

**House For Sale**

Wednesday, 19 June 2024

**14 Nicholson Street, Essendon, Vic 3040**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$1,450,000 - \$1,595,000**

Exhibiting sumptuous style, superior quality, and smart versatility, this executive residence affords bespoke, family-focused luxury among an aspirational Essendon enclave. Benefiting from private frontage to a wide side laneway and premier, double-width avenue, a family-oriented plan sprawls over two sumptuous storeys, with a broad upper retreat an ideal complement to a stunning main section. Boasting premium appliances, abundant storage, stone surfaces, and an open butler's pantry, a first-class kitchen caters for a supremely spacious living/dining area, with a gas fire extending entertaining capabilities across all seasons. A broad alfresco's outdoor kitchen makes for memorable summer evenings surrounded by friends, while a rear garage and open space ensure room for two cars securely off-street.

• Stylish, modern residence with upscale appointments and family proportions  
• Four bedrooms, three bathrooms, and multiple living areas  
• Superb entertaining space with indoor and outdoor kitchens  
• Timber floors, heating/cooling, a powder room, video intercom, and garage  
• Steps to Napier/Rose Street lifestyle strips, Queens Park, Windy Hill, and city trains/trams

Highlighting the home's function focus, a luxe upper master with window seat, fitted study station, walk-in robe, and ensuite is handily complemented by a lower guest room with ensuite and walk-in robe, while a chic, twin-basin bathroom with soaker bath joins built-in robes in serving two generous, further bedrooms. A lifestyle gem offering carefree comfort with family dimensions, other features include engineered timber floors, zoned ducted heating/cooling, plentiful storage, a lower powder room, sizeable laundry, alarm, and video intercom. Zoned for Strathmore Secondary College while central to Moonee Valley's esteemed private schools, it's footsteps from Windy Hill oval and Recreation Centre, the idyllic expanses of Queens Park, and first-rate coffee, popular restaurants, vibrant nightspots, and boutique shops of Napier and Rose Streets, with Essendon Station, 59 trams, and CityLink promising easy access to Melbourne's bustling heart.