

**30 Rosehill Road, Niddrie, Vic 3042**

**Nelson Alexander**

**House For Sale**

Monday, 8 July 2024

30 Rosehill Road, Niddrie, Vic 3042

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Patrick Phu  
0418377043



Stephanie Fedele  
0434374368

## **Auction \$1,600,000 - \$1,760,000**

Presenting a magnificent residence that epitomizes luxurious living with its exquisite design and the finest materials and fittings. This stunning home offers breathtaking city skyline views that are sure to surpass every expectation. The opulent master features a walk-in robe, a private bathroom fully tiled from floor to ceiling, and a balcony that allows you to admire the sweeping vistas of the CBD. Two additional bedrooms upstairs with built-in robes, a retreat/living area, and a superb central bathroom which provides ample space for relaxation and comfort. The ground floor boasts a large study and an additional fourth bedroom/ theatre room. The gourmet kitchen, equipped with high-quality gas appliances, complements the light-filled open-plan living and dining area. A spacious laundry, an additional bathroom downstairs, and excellent storage throughout enhance the functionality of the home. Additional highlights include refrigerated heating and cooling, an alarm and video intercom system, ducted vacuum, stone benchtops and vanities, data and surround sound cabling, stunning hardwood floors, an internally accessed double garage with remote control and extra storeroom, and a fully landscaped north-facing entertainers' garden. The in-ground solar and gas-heated swimming pool, along with the alfresco entertaining area featuring a built-in high-quality BBQ kitchen which provides the perfect setting for outdoor enjoyment all year round. Enviably positioned just moments from bus routes and Rosehill Park, this residence is also close to prestigious schools such as St Bernard's College and Penleigh and Essendon Grammar School. Within close proximity to Milleara Shopping Centre, The Centreway, Keilor East Leisure Centre, and easy freeway access.