

**4/5 Ardoch Street, Essendon, Vic 3040**

**Pennisi**

**Villa For Sale**

Sunday, 23 June 2024

4/5 Ardoch Street, Essendon, Vic 3040

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Andrew Pennisi  
0393795616



Team Pennisi  
0393795616

## **\$600,000 Indicative Selling Price By Pennisi**

To be Sold by Private Negotiation with offers closing on Thursday the 11th of July at 6 pm unless sold prior. Set in a pristine block of only six, this single-level two bedroom unit provides a terrific low-maintenance lifestyle in a true Blue ribbon location. The Essentials: Two bedrooms both with built-in robes, the main bedroom is huge! Contemporary-style central bathroom. Spacious lounge leading through to the kitchen and meals area. The Extras: Titled parking space. Rear courtyard. Full-size laundry. Hallway linen cupboard. The Village: Glenbervie Station is at the end of the street and is a short stroll from Windy Hill Fitness Centre and Napier Street's boutique shops and eateries. • Close to Windy Hill Reserve and Fitness Centre, the former home of the Essendon Football Club • Walking distance to Essendon and Glenbervie train stations that take you to CBD • Close to both Melbourne and Essendon Airports • Zoned to Strathmore Secondary College and Essendon Primary School • Minutes away from Penleigh, Essendon Grammar and Lowther Hall. The Clincher: Perfect first home, blue-ribbon investment or affordable downsize option in one of Essendon's most exclusive neighbourhoods. This property is on the market and will be sold. We invite you to utilise the online property tools before booking an appointment to view this property. If you are satisfied with the photos, floor plan, location, and are in a position to purchase broadly within the indicated price, please contact our team to arrange a viewing. Pennisi Real Estate Essendon wishes you every success with your property hunt!