

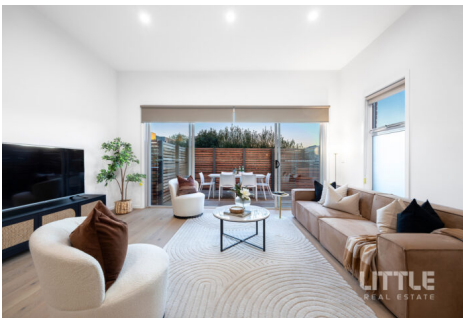
\$1,350,000 - \$1,400,000

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47 Ryder Street NIDDRIE VIC



\$1,350,000 - \$1,400,000

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47 Ryder Street NIDDRIE VIC

Suitable For Investment Purposes Flawless Family Luxury

Auction date

Saturday 20 September, 10:00AM

Calling all Property Investors

An inspired offering of family luxury, this immaculate 4 bedroom, 2.5 bathroom home is masterfully designed, finished with flair, and conveniently located footsteps from the best of Keilor Road.

Accentuating comfort while attracting natural light, roomy open-plan living and dining makes a seamless connection with an alfresco deck for exclusive entertaining, framed by a low-maintenance garden and a private perimeter.

The stone-topped kitchen is a centrepiece for celebration showcasing a waterfall-edged island bench, a large walk-in pantry, and top-of-the-range European appliances including a dishwasher, a gas cooktop, and twin wall ovens. Venture upstairs and discover a versatile retreat or home office, ideal for use as a private space for working from home.

- 4 large, bright and robed bedrooms, all with individual air conditioning
- Ground-floor master suite with walk-in robes and a twin-vanity ensuite
- Spacious open-plan living and dining
- Stone-finished kitchen with an island bench and top-of-the-range appliances
- First-floor retreat or home office
- Fully tiled principal bathroom with a freestanding bathtub and walk-in shower
- Large laundry
- Ground-floor powder room
- Separate upstairs WC
- Under-stairs storeroom
- Alfresco deck
- Well-maintained garden
- Rainwater tank
- Split-system heating and cooling throughout
- Roller blinds
- Lightly toned floorboards
- Recessed down-lighting
- Remote-controlled garage with internal access
- Additional driveway parking

With key zoning to Niddrie Primary School and Rosehill Secondary College, take full advantage of close proximity to Keilor Road trams, local eateries, acres of lush parkland, DFO Essendon shopping, and a short stroll to your local Woolworths. This is a true lifestyle location!

For more information, please contact Eric Brown today.

3 x LITTLE THINGS WE LOVE

1. DFO Essendon

A world of shopping choice

\$1,350,000 - \$1,400,000

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📍 47 Ryder Street NIDDRIE VIC

2. Niddrie Primary School
Walk or ride to a quality education

3. Steele Creek Trail
Moments to popular fitness track

Disclaimer:

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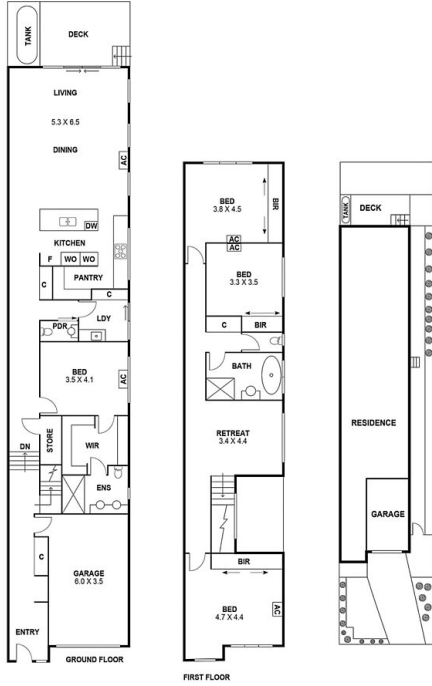
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This floor plan is intended as a guide only. Layout dimension are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.