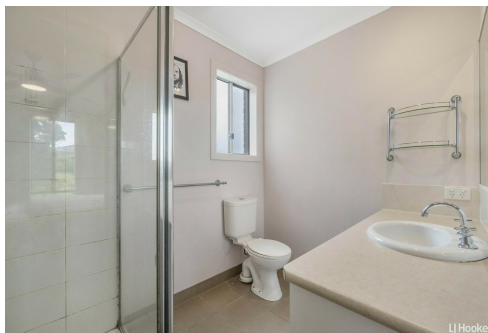




Darley, 7 Nicholson Street

IDEAL FAMILY HOME OR AN AMAZING INVESTMENT!!

Discover this exciting piece of modern-day real estate, perfectly positioned in the highly sought-after seclusion of one of Darley's most desirable and quiet pockets.

Nestled on a spacious 700m2 (approx.) block, this home offers convenient access to schooling, public transport, and is just a short trip to the freeway.

Key Features:

Spacious Bedrooms: The home comprises three well-appointed bedrooms, each with built-in robes. The master suite features a full walk-in robe and ensuite, providing a private sanctuary for relaxation.

Comfort and Convenience: Additional features include ducted heating and refrigerated cooling, ensuring year-round comfort. Quality window furnishings, and a double lock-up garage add to the home's appeal.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3

2

4

For Sale

\$539,000 - \$569,000

View

ljhooker.com.au/271HXV

Contact

Vinay Kumar

0415 316 382

vinay.kumar@ljhookerbm.com.au

Rajat Kharb

rajat.kharb@ljhookerbm.com.au

LJ Hooker Bacchus Marsh
(03) 8797 5588

Modern Living: Enjoy the open, modern kitchen equipped with stainless steel appliances, including a cooktop and range. The kitchen seamlessly flows into the family and meals area, creating an inviting space for gatherings and everyday living.

Stunning Views: Large windows offer picturesque views of the surrounding landscape and flood the living spaces with natural light, enhancing the serene atmosphere.

Eco-Friendly Living: Benefit from 14 solar panels, making your home energy-efficient and environmentally friendly.

Outdoor Entertaining: Step outside to the expansive decked area, perfect for entertaining or simply enjoying the tranquil backyard setting. The property also features a double garage with roller door rear access coupled with convenient side access.

Location Benefits:

Quiet and Safe Community: Set in a quiet court in Darley, surrounded by all-new homes, this property offers a peaceful and safe environment for your family.

Convenient Amenities: Close to shopping centres, cafes, and restaurants, ensuring all your daily needs are easily met.

Quality Schools: Near several reputable schools, making it an ideal location for families with children.

Parks and Recreation: Easy access to local parks and recreational facilities for outdoor activities and family outings.

Transport Links: Excellent transport links nearby, making commuting to Melbourne's CBD and other surrounding areas convenient and hassle-free.

Your Dream Home Awaits!

Don't miss the opportunity to make this wonderful home in Darley your own. Whether you're looking for a family residence or an investment opportunity, this property offers exceptional value in a prime location. Arrange a viewing today and experience the elegance and comfort of this modern home.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>



LJ Hooker Bacchus Marsh
(03) 8797 5588

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	271HXV
Property Type	House
Land Area	699 m ²

Vinay Kumar 0415 316 382

Sales Executive | vinay.kumar@ljhookerbm.com.au

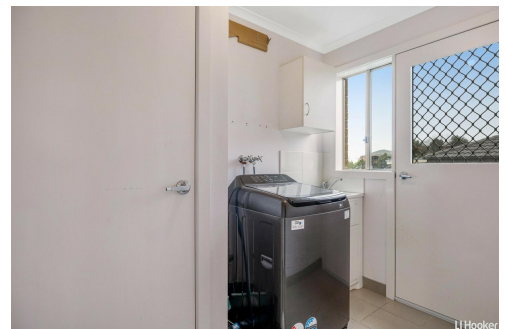
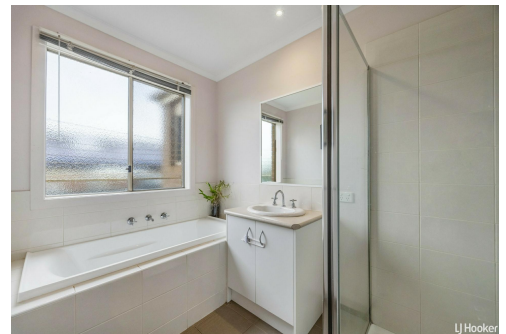
Rajat Kharb

Sales Executive | rajat.kharb@ljhookerbm.com.au

LJ Hooker Bacchus Marsh (03) 8797 5588

181 Main Street, BACCHUS MARSH VIC 3340

bacchusmarsh.ljhooker.com.au | admin@ljhookerbm.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Bacchus Marsh
(03) 8797 5588



7 Nicholson Street, Darley VIC 3340



The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



LJ Hooker Bacchus Marsh
(03) 8797 5588

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.