



## 7 Nicholson Street DARLEY VIC

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This exciting piece of modern day real estate, positioned in the highly sought-after seclusion of one of Darleys most desired quieter pockets, sitting on 700m<sup>2</sup> (approx.) close to schooling, public transport and only a short trip to freeway access.

This wonderful home comprises of three bedrooms all with built in robes with the master bedroom equipped with full Walk in Robe and ensuite, also includes another separate central bathroom, open modern kitchen that seamlessly flows onto the family & meals area, views surround the entire backyard double garage plus side access!

Upgrades include;  
Refrigerative heating & cooling, upgraded window furnishings, stainless steel cook top/range and large outdoor decked area.

**Land Size** : 700 sqm  
**View** : <https://www.ypa.com.au/7382878>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.