

1/109 West Street, Hadfield, Vic 3046



Townhouse For Sale

Monday, 27 November 2023

1/109 West Street, Hadfield, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 209 m2

Type: Townhouse



Claudio Cuomo
0419315396



John Nguyen
0433928979

\$645k - \$695k

Welcome to your new home at 1, 109 West St, Hadfield! This street-facing 3-bedroom, 2-bathroom townhouse is the perfect blend of modern living and convenience. With a spacious front yard enclosed by a large fence and a private courtyard, there's plenty of room for the kids to run and play. This near-new home is designed for low-maintenance living, both inside and out, allowing you to enjoy life to the fullest. Located in the heart of it all, you're just moments away from the vibrant West St shopping and cafe strip, making those weekend brunches a breeze. Plus, with local schools, beautiful parklands, and convenient transport options nearby, you'll have everything you need right at your doorstep. Don't miss this opportunity to make 1, 109 West St your new home sweet home. It's the perfect place to create lasting memories with your family. Contact us today to arrange a viewing! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE: • Brick Townhouse • Built-in 2018 approx. • Land size of 209m² approx. • Building size of 16sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S 900mm appliances including a dishwasher, stone benchtops, breakfast bench, corner pantry, ample cupboard space, microwave nook, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • European-style laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, window blinds, timber staircase, plus more • Large front fenced yard & courtyard with established gardens, trees, garden beds & lawns • Single remote garage with rear & internal access • Potential Rental: \$550 - \$600 p/w approx. • Body Corp/Strata Insurance: \$443 p/q approx.

THE AREA: • Close to West & East St Shopping Village. Gowrie, Glenroy, Merlynston & Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone

THE CLINCHER: • Prime location: walk to cafes, schools, and parks. This townhouse offers the lifestyle you desire • Family-friendly design with room to play. A sanctuary in the heart of Hadfield. Make it yours

THE TERMS: • Deposit of 10% • Settlement of 30/45/60 days Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button... *All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979