

**1/11-13 Farnham Court, Flemington, Vic 3031**

**MATTHEWS.**

**Apartment For Sale**

Monday, 27 November 2023

1/11-13 Farnham Court, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



John Matthews  
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Kay Matthews  
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**\$450,000 - \$495,000**

**WELCOME HOME**What a brilliant entry into Flemington. Or terrific investment opportunity. Either way this ground-floor apartment is an absolute winner. The interior is well-proportioned, well-appointed and well-presented. Plus, you've got bi-folds from the living area revealing a really wide north-facing courtyard garden (on title) complete with entertaining deck. Icing on the cake is its quiet court location walking distance to trams and trains, along with heaps of cafes, bars and restaurants to explore.**THESE ARE YOUR NEIGHBOURS** COFFEE - Wolf and Hound, Luncheonette, Autumn Leaves EAT- Laksa King, La Tortilleria, Kensington Food Hall**TREAT** - Croix Croissant, 165 Gelateria & Cafe, Mister Nice Guy's Bakeshop**DRINK** - Hardimans Hotel, Bonehead Brewing, Henry St Brewhouse**WELLNESS** - Bond Performance, Upstate Studios, Coreplus Studios**THE FINER POINTS** | Two sizeable bedrooms | Built-in robes (main bedroom) | Updated bathroom with shower/tub combo | Open-design living/meals area | Contemporary-style kitchen | Tiled splashbacks | Ceramic cooktop | Dishwasher | Reverse-cycle split-system air conditioner | Lots of natural light | Double blinds (both bedrooms) | Intercom | Secure entrance foyer | Off-street parking space | Storage shed **IFINAL WORD**If you want this one, make a noise and make it clear.