

1/12 Maher Street, Fawkner, Vic 3060



Sold Townhouse

Monday, 30 October 2023

1/12 Maher Street, Fawkner, Vic 3060

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 208 m2

Type: Townhouse



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\$772,500

Expressions Of Interest Ending Tuesday 14th November 2023 @ 5pm Introducing 1, 12 Maher Street, Fawkner-a truly exceptional 4-bedroom, 3-bathroom townhouse that feels more like a standalone home. Perfectly positioned in the fast-growing suburb of Fawkner, this street-facing residence offers an abundance of space without compromising on lifestyle. The open floorplan seamlessly combines living, dining, and kitchen spaces to create an inviting environment ideal for entertaining or family living. More than just a home, it's a lifestyle choice. Low-maintenance interiors and a streamlined courtyard mean you spend less time on upkeep and more on the things that truly matter. Whether you're a home buyer looking to settle into comfort or an investor searching for a promising opportunity, this property ticks all the boxes. Conveniently located close to schools, shops, cafes, parklands, and transport, it's clear that 1, 12 Maher Street is a real winner. Don't miss out on making this outstanding property your own. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

THE UNDENIABLE: • Brick Townhouse • Built-in 2023 approx. • Land size of 208m² approx. • Building size of 24sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, 2-tone cabinetry, stone benchtops, island bench with waterfall edging, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • 4-Bedrooms in total, 3 with BIRs & carpeted flooring, master with ensuite & WIR • 4th bedroom/guest or home office with engineered flooring & ensuite • 3-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with single trough • Split system heating & cooling in all main areas • Additional features include day & night roller blinds, ample storage areas, black tapware & fittings, high ceilings, LED lighting, plus more • Courtyard with decking, landscaped gardens, trees, garden beds & lawns • Single remote garage with rear & internal access. Separate driveway for additional car • Potential Rental: \$700 - \$750 p/w approx. • Body Corp/Strata Insurance: TBCTHE AREA: • Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 13km from the CBD with easy CityLink, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone

THE CLINCHER: • Embrace effortless living in a spacious home that truly has it all-location, luxury, and lifestyle • A flexible fourth bedroom, perfect as a guest room or home office, with ensuite

PREFERRED 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.

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