

**1/209 McBryde Street, Fawkner, Vic 3060**



**Townhouse For Sale**

Monday, 22 April 2024

1/209 McBryde Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Hamza Ali  
0393833555



Laksh Jassal  
0401956291

## **Auction - \$700,000 - \$750,000**

Hamza Ali proudly presents...Fabulously positioned around the corner from the Merri Creek and Moomba Park, verdant parkland offers a scenic backdrop to family life as it unfolds across two sunlit levels. The material selection comprises engineered stone, hardwood flooring, and floor-to-ceiling tiling for a look that is both timeless and contemporary. The theme continues in the use of a monochromatic colour palette emphasising cool tones and crisp finishes. Preceded by an entry study, the ground floor opens onto a large lounge & dining domain linking onto a private courtyard. A kitchen is centrally placed, and boasts wraparound preparation benches, breakfast bar, and extensive cabinet space. Above sits two bedrooms with BIR, a family bathroom, a master bedroom with BIR & ensuite, and a second study space. Features include split-system A/C on both levels, ducted heating, stairwell storage, internal access garage, sheer curtains and electric shutters throughout the property. This celebrated northern pocket places Anderson Road shops, Bonwick Street shops, local schools, Gowrie station, and sports fields within immediate reach. Highlights East-facing orientation Private backyard Ground and first floor study Open-concept design Well-sized bedrooms Stone waterfall kitchen benches Floor-to-ceiling bathroom tiling Engineered hardwood flooring Electric shutters throughout the property. Internal access garage