

1/25 Bruce Street, Fawkner, Vic 3060



House For Sale

Sunday, 12 May 2024

1/25 Bruce Street, Fawkner, Vic 3060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 276 m2

Type: House



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\$550k - \$600k

Discover the perfect blend of comfort and ease at this delightful single-level home, ideally located in the heart of Fawkner. With a street-facing dual occupancy setup, this property offers three well-appointed bedrooms and the added convenience of a second toilet, making it a perfect match for first-time homebuyers or savvy investors. Step inside to find a bright and inviting living space, enhanced by timber floorboards that flow seamlessly throughout the home. The low-maintenance garden is just the right size for easy upkeep, allowing you to spend more time enjoying life and less on chores. Perfect for a range of buyers, from young families looking for a friendly neighbourhood to investors seeking a property with great rental potential. Situated close to a host of amenities including schools, shops, cafes, parklands, and transport links, this home not only offers a tranquil retreat but also keeps you connected to all you need. Secure a slice of Fawkner with this affordable and adorable home, ready for you to create your own memories. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Dual-Occ
- Street facing & Single Level
- Built-in 1960's approx. Updated 2000's
- Land size of 276m² approx.
- Building size of 15sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with S/S Blanco appliances, laminate benchtops, breakfast bench, cupboard space, featured tiled splash back, finished with hardwood timber flooring
- Sizeable open-plan meals & separate living zone with hardwood timber flooring
- Study/Home office with hardwood timber flooring
- 3-Bedrooms with robes & with hardwood timber flooring
- 1-Bathroom with shower, single vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough & rear access plus a 2nd toilet
- Ducted heating & split system heating & cooling
- Additional features include solar panels, high ceilings, cornices, window blinds, plus more
- Street facing home with established gardens, courtyard, trees, garden beds & lawns
- Single car space
- Potential Rental: \$500 - \$550 p/w approx.

THE AREA:

- Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub
- Surrounded by parks, reserves & schools
- Only 13km from the CBD with easy CityLink, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER:

- Embrace easy living with this street-facing, low-maintenance gem in the vibrant heart of Fawkner
- timeless charm + character, perfectly packaged in this delightful home

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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