

**1/3 Tunbridge Street, Flemington, Vic 3031**



**Townhouse For Sale**

Monday, 23 October 2023

**1/3 Tunbridge Street, Flemington, Vic 3031**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Contact Agent

Set in sought-after street known for its converging London plane trees, this street-fronting standout delivers inner-urban serenity and simplicity within easy reach of Flemington's famed attractions and amenities. Creating a sublime sense of space, an expansive void enriches a considerable front lounge, with a barn-style sliding door revealing a well-equipped kitchen, open living/dining area, and sun-soaked outdoor setting. Featuring full-width robes, a generous upstairs master is accompanied by a sizeable, robe-lined guest room, together serviced by a tidy bathroom with separate WC and individual bath and shower. A brilliant prospect for market entrants, young families, and yield-minded investors, additional highlights include ducted heating, split-system heating and cooling, NBN connectivity, a ceiling fan to light void, combined laundry/powder room (second WC), and lock-up garage at rear.

- A street-fronting townhome on one of Flemington's signature, tree-lined streets
- Two sizeable upstairs bedrooms joined by built-in robes and a smart bathroom
- Free-flowing ground floor with multiple living areas and a sun-soaked courtyard
- Comprehensive heating/cooling, stainless-steel kitchen appliances, and an expansive light void
- Steps from shopping and dining strips, city-bound transport, and respected schools

Zoned to Ascot Vale and St Brendan's Primary Schools while within easy reach of leading colleges, it's a short walk to city-bound trains and trams, Showgrounds Village, Union Road, scattered parks and cafés, and Racecourse Road restaurants, with Flemington Racecourse, Royal Park, and CityLink close by.