

**1/35 Marshall Street, Newtown, Vic 3220**

**HAYDEN**

**Unit For Sale**

Monday, 8 January 2024

1/35 Marshall Street, Newtown, Vic 3220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 208 m2**

**Type: Unit**



Glenn Hardman  
0352223566

**\$520,000 - \$540,000**

Welcome to 1/35 Marshall Street, Newtown! This charming unit is now available for sale, offering a fantastic opportunity for first-time buyers, investors, or those looking for a cozy home in a sought-after location. Featuring 2 spacious bedrooms with built-in robes, well-appointed bathroom with gas cooking facilities, this property is perfect for small families, couples or singles. The open-plan living and dining area provide a comfortable space for relaxation and entertainment. Outside is a private courtyard and a single garage complete a great picture. Other features include gas heating and split system air conditioning. Situated in the desirable suburb of Newtown, this property is conveniently located near local amenities, schools, parks, and public transport options and within an easy stroll to Kardinia Park. Enjoy the vibrant atmosphere of nearby cafes, restaurants, and boutique shops, all within walking distance. This property represents excellent value for money in today's market. Don't miss out on this opportunity to own a piece of Newtown's thriving community. Contact us today to arrange a private inspection or attend one of our scheduled open house viewings. We look forward to showing you this wonderful property and helping you make it your new home.