

# 1/4 Hyde Street, Hadfield, Vic 3046



## Unit For Sale

Thursday, 4 April 2024

1/4 Hyde Street, Hadfield, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



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**Private Sale: \$445k - \$485k**

Introducing 1/4 Hyde Street, Hadfield - A 2-bedroom home nestled in the heart of a sought-after locale. Boasting street-facing charm, single-level living and low-maintenance feels, this property caters to a variety of lifestyles, from first-time buyers to downsizers, retirees, and savvy investors alike. Situated in a vibrant neighbourhood, residents will enjoy in the convenience of nearby amenities, including shops, cafes, schools, and parklands. Seamless access to transport options ensures easy commutes to Sydney Road, Melbourne CBD, and the airport, making this residence a true gem in Hadfield. Don't miss out on this rare opportunity! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Solid Brick Villa Unit
- Built-in 1975 approx. Updated early 2000's
- Land size of 109m<sup>2</sup> approx.
- Building size of 10sq approx.
- Foundation: Concrete Slab

**THE FINER DETAILS:**

- Kitchen with Chef appliance, ample benchtops & cupboard space, tiled splash back, finished with tiled flooring
- Sizeable meals & living zone with tiled flooring
- 2-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry with single trough & rear access
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include curtains, near new like carpets, updated bathroom & more
- Street facing home with gardens beds, established trees & front lawn. A low maintenance courtyard with bamboo fencing
- Single carport

**Potential Rental:** \$420 - \$460 p/w approx.

**Common Strata Insurance** \$900 p/a approx.

**THE AREA:**

- Close to West & East St Shopping Village & Sydney Road
- Gowrie, Merlynston & Fawkner train station & bus hub
- Surrounded by parks, reserves & local schools
- Only 12.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- Single-level living with a street facing presence
- Updated & low maintenance, makes this a true gem!

**THE 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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