

**1/6 Talbot Street, Hadfield, Vic 3046**



**Unit For Sale**

Saturday, 30 December 2023

**1/6 Talbot Street, Hadfield, Vic 3046**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Vince Carnevale  
0414478847



George Bozikis  
0447347624

**\$600,000 - \$660,000**

Lovingly maintained by the one owner-occupier since new, this freestanding front villa delivers an impressive low-maintenance lifestyle making it an ideal first home, astute investment or value-packed downsize option. Flawlessly presented, the welcoming interior comprises 3 generous bedrooms with built-in robes all serviced by a spotless two-way bathroom and additional powder room (second WC). More house than villa, the flexible floorplan also boasts an open living/dining area adjoined by a pristine kitchen complete with breakfast bar and updated stainless-steel cooking appliances. Other highlights include a full-size laundry, in-slab heating and ducted evaporative cooling for all-seasons enjoyment, with an additional reverse cycle split system in the living area, plus a private north-facing yard, entertaining area with pergola, internally-accessed garage and second off-street parking space on title. Bus stop around the corner on East Street along with local shops and Reddish Reserve, it's also close to a range of schools, West Street Village and the convenience of Merlynston Station, as well as easy access to the Ring Road. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.