

**1/8 Lynch Road, Fawkner, Vic 3060**



**Townhouse For Rent**

Wednesday, 24 April 2024

1/8 Lynch Road, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



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## **\$750 PW / \$3259 PCM**

RENT: \$750 PW / \$3259 PCM BOND: \$3259 (1 month) LEASE TERM: 12 months AVAILABLE: NOW!!! PROPERTY SPECIFICATIONS: - KITCHEN: Modern open plan kitchen with two-tone cabinetry, stone benchtops and breakfast bench with pendant lighting. Stainless steel 900mm appliances including the dishwasher, stove top, oven and double sink. Ample cupboard space and finished with engineered flooring.- MEALS: Sizeable open plan meals area with split system inverter and engineered flooring throughout.- LIVING: Sizeable open plan living zone with rear access and engineered flooring throughout.- STUDY/HOME OFFICE: Study/Home office with built-in desk area and carpeted flooring throughout.- BEDROOMS: Three good sized bedrooms with built-in robes and carpeted flooring throughout. Master bedroom with walk-in robe and ensuite.- BATHROOM: Main bathroom with separate shower, single vanity, combined toilet and tiled flooring and walls.- ENSUITE: Ensuite with separate shower, double vanity, combined toilet and tiled flooring and walls.- POWDER ROOM: Separate toilet with single vanity located at ground level.- LAUNDRY: Separate laundry area with single trough and garage access.- HEAT/COOL: Reverse split system heating and cooling in all main areas including bedrooms.- OUTDOORS: Street facing home. Landscaped gardens with a rear courtyard area, trees, garden beds, lawns and a water tank.- PARKING: Double remote garage with rear roller door and internal access plus an extra car space in front.- ADDITIONAL: Security alarm system, high ceilings, LED lighting, ample storage areas, black tapware and fittings. KEY LOCATION BENEFITS: - Close to Major, Lynch and Sydney Rd shopping strips. Fawkner train station and bus hub.- Surrounded by parks, reserves and schools.- Only 13km from the CBD with easy CityLink, Ring Road and airport access.- Zoned Under City of Merri-bek - Neighbourhood Residential Zone. \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself in being accurate however, 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.