

**107 Fawkner Street, Aberfeldie, Vic 3040**



**Sold House**

Thursday, 21 September 2023

107 Fawkner Street, Aberfeldie, Vic 3040

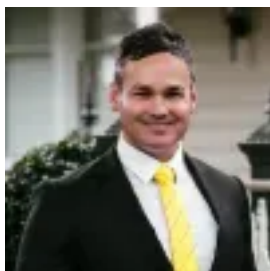
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 755 m2**

**Type: House**



Adam Hicks

0438066259

**\$1,652,000**

Renovate or Develop (STCA) in a Prime Pocket With an undeniable location and the traditional space synonymous with yesteryear, this elegant light-filled residence is a beautiful blank canvas waiting for new owners to purchase and plan for their future. Occupying a sprawling suburban block (approx 755 sqm-57.2M dual frontage), perfectly positioned for re-development into a magnificent modern multi-dwelling site (STCA), this is an opportunity to execute on a property in a way that suits you. Stepping inside, you're welcomed in by quality timber flooring and high ceilings which make their way into an elegant formal lounge and through to a functional central kitchen and dining zone which incorporates direct outdoor access. Four good-sized bedrooms, including a huge master with built-in robe, provide ample accommodation and all enjoy proximity to the bright central bathroom with shower over bath. Multiple access points connect to an abundant backyard, with plenty of places for entertaining, established trees and lush lawns for the kids and pets to explore. Gas ducted heating, air-conditioning, a double carport and garage/workshop further contribute to an exciting offering whose future will only be limited by your imagination. A rare large block opportunity and perfectly positioned within walking distance Maribyrnong River and acres of waterfront parklands, while moments from elite public & private schools, shops & cafés and public transport options. Currently leased until 10th May 2024 at \$2,499 PCM (\$575 PW)