

# 13 Dorothy Street, Fawkner, Vic 3060



## Sold House

Tuesday, 27 February 2024

13 Dorothy Street, Fawkner, Vic 3060

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 585 m2

Type: House



Frank Antonello  
0404999064



Marwan Abdulwahed  
0420647396

**\$750,000**

Come see 13 Dorothy Street FAWKNER, nestled just moments from the freeway and at the heart of Fawkner's conveniences, including shops, schools, and a host of amenities, discover this beautifully renovated residence. Inside, polished timber floors shine throughout, complementing a separate lounge that seamlessly connects to a modern kitchen, equipped with stainless steel appliances and a gas cooktop. This home offers three spacious bedrooms, perfect for a growing family, step outside to a charming alfresco, designed for entertaining and relaxation and plenty of room for a footy game or cricket match. Don't miss your chance to view this rare find-schedule your inspection today! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Updated House
- Built-in 1950s approx.
- Land size of 585m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, finished with tiled flooring
- Sizeable meals & living zone with polished timber flooring
- 3-Bedrooms with polished timber flooring
- 1-Bathroom with shower, single vanity, combined toilet & tiled flooring
- Additional 2nd toilet
- Laundry with single trough & rear access
- Heating & cooling
- Additional features include, large allotment, updated, low maintenance, window blinds plus more
- Established gardens with a large covered alfresco area, trees, garden beds & lawns
- Carport plus driveway for off street parking
- Potential Rental: \$500 - \$550 p/w approx.

**THE AREA:**

- Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub
- Surrounded by parks, reserves & schools
- Only 13km from the CBD with easy CityLink, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- A large allotment to work with or to just play with the kids, young and old!
- Well looked after & updated home in the heart of it all

**PREFERRED 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.

Frank Antonello: 0414 567 768  
Marwan Abdulwahed: 0420 647 396