

**16 Fairmont Road, Newtown, Vic 3220**

**McGrath**

**Sold House**

Friday, 11 August 2023

16 Fairmont Road, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 709 m2**

**Type: House**



Jim Cross  
0408305615



Brock Buchanan  
0409899945

**\$950,000**

Presenting an extraordinary opportunity occupying an impressive north-facing 709m<sup>2</sup>(approx.) allotment. The property provides a multitude of options for the astute purchaser, whether it's exploring its development potential, crafting your dream residence or developing multiple townhouses (STCA). With convenient rear street access from Allen Street, this expansive allotment beckons those with an eye for potential. Boasting three bedrooms, each equipped with built-in robes and provides comfortable accommodation for a family, whilst offering room for renovations to add value in this highly sought after precinct. The L-shaped kitchen seamlessly connects to the lounge and dining area, creating a harmonious flow throughout. The property also features two sun-filled living areas, providing plenty of space for the whole family. The bathroom is equipped with a separate shower and bath, offering a functional layout. Additionally, there is a second toilet located near the laundry for further convenience. With a double garage that features full rear access and a built-in workshop, the property provides ample storage and workspace. The extra rear lane access allows for the parking of boats, trailers, or caravans. Nestled in a highly sought-after blue-chip location, the property is just a short stroll to the Barwon River and local parks, as well as Fyans Park and St Roberts Primary School. With the respected private school precinct of Newtown, the cafes, restaurants, and upscale boutiques of Pakington Street, and the added convenience of being less than 10 minutes from the CBD, all contribute to the irresistible appeal. Don't miss this exceptional opportunity that seamlessly combines location, versatility, and a highly desirable lifestyle. The chance to secure this property is a rare gem that promises not only a prime location but also endless possibilities for a truly remarkable living experience.- 709m<sup>2</sup> (approx.) north facing block- Development potential (STCA)- Close to top schools, cafes and shops- Rear access from Allen Street- Build your dream home or add value to existing dwelling (STCA)