

**16 Farnham Street, Flemington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Tuesday, 23 January 2024

16 Farnham Street, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **Auction \$900,000 - \$990,000**

Beyond the eternally-attractive facade, this semi-detached Victorian home is set to impress with its uniquely versatile floorplan, quality inclusions/enhancements and excellent presentation throughout. Ready to move in and enjoy, the home's previously-expanded floorplan comprises two generous bedrooms (one upstairs) with built-in robes both serviced by a period-inspired central bathroom. Add to this a formal dining room (or study) and separate lounge leading through to the open meals area adjoined by a granite-bench kitchen complete with stainless-steel cooking appliances and Bosch dishwasher. Other stand-out features include split-system air conditioning (x3), new carpets and blinds, high ceilings, solid timber floors, European laundry and hallway linen storeroom, plus a private backyard with extensive brick paving and ROW access. Situated in one of Flemington's signature tree-lined streets walking distance to Pin Oak Crescent cafes, Newmarket Station (3 stops to town), Racecourse Road restaurants, shops and supermarkets, it's also close to local schools, popular parks and a choice of tram lines.