

**2/16 Marlborough Street, Fawkner, Vic 3060**



**Unit For Sale**

Tuesday, 14 November 2023

2/16 Marlborough Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 310 m2**

**Type: Unit**



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**\$690,000 - \$750,000**

If you're looking for an exceptional opportunity to purchase a recently built home, in a thriving suburb and positioned amongst numerous new homes, in a sought after location, where you'll love the maintenance free, lock-up-and-leave lifestyle... THEN this the one! Only two on the block with no owner's corporation fees, this extremely spacious contemporary designed home delivers practical liveability and offers equally appealing rewards for both, owner occupiers and investors. A welcoming entrance that opens into an impressive large open floor plan, desirable high ceilings with ornate cornices and square set arch feature. Modern on all levels bathed with natural light, where everything has been perfectly completed, along with the convenient location to all amenities. - Family living with 3 bedrooms, master with walk-robe and full ensuite, walk-in robe to 2nd bedroom and large mirrored robe to 3rd bedroom. - Modern kitchen with Caesarstone benchtops, stainless steel appliances, including 900mm upright stove, dishwasher, double sink and ample cupboard space with convenient breakfast bench. - The open-plan family/dining/ living area is complemented with the stylish large windows and double sliding doors opening up onto a secure and private courtyard. - Family retreat to the rear of the home is perfectly positioned between the two bedrooms. - Further inclusions are ducted heating, evaporative cooling, security alarm system, central bathroom fitted with large shower, separate powder room, downlights throughout, vertical blinds and sizeable custom built laundry room. - Double remote garage with internal entrance. - 10 min walk to St Mark's Primary with bus transport a few minutes away on Derby Street and tram and train facilities on nearby Sydney Road. - Close by attractions include Merri Creek Trail, Parker & Charles Mutton Reserves and local shopping districts. - Currently tenanted on a month to month lease with rental income of \$2000pcm.