

**2/19 Bruce Street, Fawkner, Vic 3060**



**Unit For Sale**

Friday, 5 April 2024

2/19 Bruce Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Hamza Ali  
0393833555



Laksh Jassal  
0401956291

## **Auction - \$600,000 - \$660,000**

Hamza Ali proudly presents...A feature-filled family home boasting a rich material palette with quality finishes, and sizable, well-lit internal dimensions with north-east facing entertaining areas - these qualities are highly sought-after but rarely found. The property's signature scale is captured by its 2.7m ceilings, while Herringbone hardwood flooring adds a luxurious, naturalistic element to the main living space. With wraparound preparation benches, the kitchen is characterised by high-quality timber cabinetry, and benefits from an adjoining full-sized laundry that functions as a secondary storage room. For accommodation, two bedrooms with BIR share a main bathroom with shower and bath, joined by a master bedroom with WIR and ensuite. Features include gas central heating & living room A/C, 5kw solar panel system, quality joinery, secure garage with off-street parking; and a peaceful & private, low-maintenance garden setting with multiple areas for alfresco entertaining. Fawkner is highly sought-after, and for good reason. Bordered by the Merri Creek and home to beautiful parks and landscaped sports fields, this property in particular enjoys walking distance to Bonwick Street shops, local schools, and Fawkner train station.

**Highlights**  
2.7 metre ceilings  
Excellent natural light  
North-east facing entertaining areas  
Hardwood parquetry  
5kw solar panel array  
Ducted heating, living room A/C  
Quality joinery elements  
Main bathroom with spa-bath  
Solid timber kitchen  
Full-sized laundry  
Secure garage with off-street parking