

**2/23 Shirley Street, Fawkner, Vic 3060**



**Unit For Sale**

Wednesday, 7 February 2024

2/23 Shirley Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

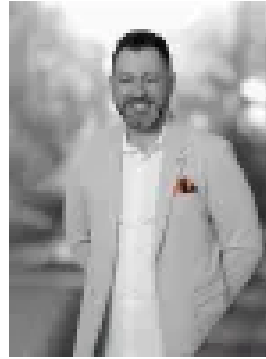
**Parkings: 2**

**Area: 354 m2**

**Type: Unit**



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**EOI: \$575k - \$625k**

Expressions Of Interest Ending Tuesday 12th March 2024 @ 5pm Introducing 2/23 Shirley Street, Fawkner - a charming 3-bedroom, 2-bathroom residence nestled in the heart of this expanding suburb. This tastefully updated home boasts not only modern comforts but also promises minimal upkeep, freeing up precious time for what truly matters. Whether you're a homeowner, a growing family, a first-time buyer, or an astute investor, this property offers versatility and value. Situated conveniently close to shops, schools, cafes, parks, and transport options, seize the opportunity now as this gem won't stay on the market for long. Schedule your inspection today and make Fawkner living yours. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Dual-Occ Unit
- Built-in 2010 approx.
- Land size of 354m<sup>2</sup> approx.
- Building size of 11sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with electric stovetop & oven, ample benchtops & cupboard space, tiled splash back, mixer kitchen tap, finished with tiled flooring
- Sizeable open-plan meals area with tiled flooring
- Living zone with engineered flooring
- 3-Bedrooms with robes & engineered flooring, master with ensuite
- 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & tiled flooring
- Laundry with single trough & storage cupboard
- Ducted heating plus split system heating & cooling
- Additional features include, roller blinds, ample storage spaces, low-maintenance, plus more
- Established gardens with a courtyard, trees, garden beds & lawns
- Single garage with rear access plus a car space
- Potential Rental: \$450 - \$500 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 - General Residential Zone

**THE CLINCHER:**

- Single level & low maintenance makes this a dream home
- Great for any home buyer looking for the Fawkner move

**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.

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