

**2/45 James Street, Fawkner, Vic 3060**



**Sold Townhouse**

Friday, 1 September 2023

2/45 James Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Townhouse**



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## Contact agent

Presenting a fantastic opportunity in Fawkner! Welcome to 2, 45 James St - a modern 3-bed, 2-bath Townhouse with a DOUBLE garage and a delightful courtyard. This brand-new home boasts all the contemporary features you desire. Situated conveniently close to local schools, shops, cafes, and lush parklands, it's perfect for young families, savvy investors, and first-time home buyers. Fawkner's thriving neighbourhood offers an ideal setting for a vibrant lifestyle. Don't miss out on this gem! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick & Rendered Townhouse • Built-in 2023 approx. • Land size of 182m<sup>2</sup> approx. • Building size of 19.5sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with timber flooring • Sizeable open-plan meals & living zones with timber flooring • Study nook area on the first floor with a built-in desk for 2 with carpeted flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with a single trough, built-in cupboard/bench & garage access • Split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, frosted glass, storage space plus more • Landscaped gardens with garden beds & lawns. Rear courtyard with garden shed • Double remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata: TBCTHE AREA: • Close to Major & Lynch Rd PLUS Sydney Rd shopping strips. Fawkner train station and bus hub • Surrounded by parks, reserves & local schools • And only 13km from the CBD with easy CityLink and Ring Road, and airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • Unwind in a brand-new 3-bed, 2-bath haven with a double garage in Fawkner's growing charm • Your gateway to Fawkner: a spacious Townhouse with a private courtyard retreat

**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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