

**2/6 Tabilk Street, Fawkner, Vic 3060**



**Townhouse For Sale**

Wednesday, 12 June 2024

2/6 Tabilk Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Raphael CalikHouston  
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Shelby Mihalj  
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## EOI - \$470,000 - \$510,000

Expressions of Interest closing Saturday 6th July at 5PM Raphael Houston proudly presents... Practical, stylish, and positioned within metres of Fawkner train station, the combination of urban amenity and residential comfort aligns well with the needs of local professionals, growing families, or downsizers. The first-floor hosts the main living & entertaining zones, moving from the central lounge to a private north-facing balcony. Windows on opposite walls ensures all-day light. Its contemporary style is expressed through a restrained approach to form-making and focus on simple colours and textures. A first-floor bedroom with BIR is joined below by a second bedroom with BIR stepping out through a rear sliding door onto its own personal courtyard. Features include a laundry, bathroom, secure garage with internal access, water tank, living room A/C, and a well-appointed kitchen with tiled splashback & stainless-steel appliances. Steps from Charles Mutton sports fields, and enjoying immediate access to Fawkner station, further advantages of the area include close proximity to Merri Creek parkland, Coburg North Plaza, and Campbellfield SC. Highlights North-facing balcony First-floor, open-plan living Living across both levels Internal-access parking Simple, yet stylish design Low-maintenance emphasis Steps from Fawkner station