

2/8 Lynch Road, Fawkner, Vic 3060



Townhouse For Sale

Wednesday, 6 March 2024

2/8 Lynch Road, Fawkner, Vic 3060

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 112 m2

Type: Townhouse



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\$600k - \$660k

Welcome to 2/8 Lynch Road, Fawkner! Nestled in a vibrant and growing location, this brand-new townhouse offers contemporary living with convenience at your doorstep. Boasting 2 bedrooms, 2 bathrooms, and a versatile study, this open-plan home caters perfectly to first-home buyers, downsizers, or savvy investors alike. Enjoy the seamless flow of modern living with schools, parks, shops, cafes, and transport options just moments away. After a busy day, unwind in the tranquillity of your own quiet courtyard, ideal for relaxation and outdoor entertaining. Plus, with a separate study, it's the perfect setup for those working remotely or needing a dedicated space for kids to study. Don't miss this opportunity to secure a stylish and functional home in a sought-after location. Contact us today to arrange a viewing and make 2/8 Lynch Road your new address in Fawkner! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Townhouse • Built-in 2023 approx. • Land size of 112m² approx. • Building size of 13sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with 900mm appliances including a dishwasher, stone benchtops, breakfast bench with pendant lighting, 2-tone cabinetry, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study/Home office with built-in desk area with carpeted flooring • 2-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single & double vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system, high ceilings, LED lighting, ample storage areas, black tapware & fittings, plus more • Landscaped gardens with a courtyard, trees, garden beds, lawns & a water tank • Single remote garage with rear roller door & internal access, plus a car space • Potential Rental: \$500 - \$550 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 - Neighbourhood Residential Zone

THE CLINCHER: • 2-Bedrooms + 2-Bathrooms & a Study • Low-maintenance home in a growing area

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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