

2/94 McBryde Street, Fawkner, Vic 3060



Sold Townhouse

Friday, 19 January 2024

2/94 McBryde Street, Fawkner, Vic 3060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 147 m2

Type: Townhouse



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\$520,000

Discover the epitome of low-maintenance living in the heart of Fawkner at 2, 94 McBryde St. This charming 2-bedroom residence offers a modern, open-plan living space that seamlessly integrates style and functionality. The street-facing position ensures a welcoming facade, while the private courtyard provides the perfect setting for quality time with family and friends or peaceful alone time. Benefit from the convenience of being in close proximity to local schools, shops, cafes, and parklands. With easy access to transport options, including a quick commute to both Melbourne CBD and the Airport, this property is strategically located for your lifestyle needs. Whether you're a first home buyer, downsizer, or investor, this residence is the ideal choice for those seeking a harmonious blend of comfort and accessibility in the vibrant community of Fawkner. Don't miss the opportunity to make this your home sweet home. Make your move today - Contact C+M Residential. 'Helping You Find Home.'

THE UNDENIABLE: • Brick Townhouse • Built-in 2015 approx. • Land size of 147m² approx. • Building size of 12sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a Bosch dishwasher, stone benchtops, ample cupboard space, glass splash back, finished with timber flooring • Sizeable open-plan meals are with timber flooring • Separate living zone with timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include high ceilings, LED lighting, day & night roller blinds, ample storage areas, low-maintenance, plus more • Street facing home with established gardens with a courtyard, garden beds & lawn • Carport • Potential Rental: \$420 - \$460 p/w approx. • Body Corp/Strata Insurance: \$470 p/qtr 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: • A low maintenance home = more time for YOU! • Street facing is always a bonus

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. John Nguyen: 0433 928 979 Claudio Cuomo: 0419 315 396