

**23B Denys Street, Fawkner, Vic 3060**

**Sold Townhouse**

Tuesday, 14 November 2023



23B Denys Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Townhouse**



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**\$770,000**

Welcome to 23B Denys Street, Fawkner - a stunning, character-filled modern side-by-side townhouse nestled in the heart of this popular and ever-growing suburb. This home is sure to captivate all types of home buyers with its charming street frontage, boasting 3 spacious bedrooms, 2 well-appointed bathrooms, and an inviting open-plan living area. The low-maintenance design extends seamlessly from the inside out, offering a lifestyle of ease and convenience. Situated just moments away from schools, shops, vibrant cafes, lush parklands, and excellent transport options, this property embodies the essence of modern suburban living 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 172m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S 900mm appliances including a dishwasher, stone benchtops, 2-tone cabinetry, island bench with pendant lighting, walk-in pantry, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study nook area at main entrance with built-in desk & storage • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with single trough • Split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, black tapware & fittings, brand-new rear fence, plus so much more • Street facing with landscaped gardens, trees, garden beds, lawns. Decked courtyard with water tank & garden shed • Single remote open garage with internal access, plus a separate driveway for additional car • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata Insurance: N/A

**THE AREA:** • Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 13km from the CBD with easy CityLink, Ring Road, & airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • Picture-perfect living, this is the one you've been searching for • Sleek design, low-maintenance living - combines style and convenience seamlessly

**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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