

29A Marlborough Street, Fawkner, Vic 3060

Townhouse For Sale

Wednesday, 24 April 2024



29A Marlborough Street, Fawkner, Vic 3060

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: Townhouse



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\$795k - \$870k

Nestled in the thriving heart of Fawkner, 29A Marlborough Street presents a flawless integration of contemporary style and effortless living. This side-by-side residence boasts three generously sized bedrooms and two modern bathrooms, offering a perfect blend of comfort and luxury. Designed with low maintenance in mind, both the interior and exterior spaces require minimal upkeep, freeing up your time to enjoy life's finer pleasures. Inside, the home features an open-plan living area where natural light spills across sleek surfaces. The gourmet kitchen, is perfect for hosting dinners and social gatherings. Located in a highly sought-after area, this property is just a stone's throw from local schools, an array of shops, cafes, and restaurants. With easy access to parks and transport options, it is an ideal choice for first home buyers, young families, or investors looking to expand their portfolio. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Side by Side Home • Built-in 2024 approx. • Land size of 320m2 approx. • Building size of 18sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with black glass appliances including a dishwasher, stone benchtops, island bench with waterfall edging, under-mount kitchen sink, 2-tone cabinetry, ample cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zone with floating built-in TV unit & tiled flooring • Study nook area at entrance with tiled flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Laundry with single trough & storage cupboards • Ducted reverse cycle heating & cooling • Additional features include a security alarm system, video intercom, high ceilings, LED lighting, black tapware & fittings plus more • Landscaped gardens with a courtyard, decking, trees, garden beds, lawns & water tank • Single remote garage with rear & internal access plus driveway • Potential Rental: \$600 - \$650 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: • Enjoy more leisure time with low maintenance living at its finest • Indulge in culinary excellence with the gourmet kitchen designed for the passionate home chef or entertainer

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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