

**2C Brooks Street, Fawkner, Vic 3060**



**Townhouse For Sale**

Thursday, 4 April 2024

2C Brooks Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 140 m2**

**Type: Townhouse**



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**\$665k - \$695k**

Nestled in the vibrant heart of Fawkner, 2C Brooks Street presents an exquisite brand-new residence, offering a perfect blend of contemporary style and convenience. This captivating three-bedroom, two-bathroom home is designed to impress with its open plan living spaces, meticulous attention to detail, and superior finishes. Boasting a private courtyard that invites relaxation and entertainment, the property stands as an ideal sanctuary for first home buyers, professionals, or young families seeking a blend of comfort and elegance. Within walking distance to an array of local amenities including schools, parks, shops, cafes, and restaurants, not to mention the convenience of nearby public transport, this home ensures a lifestyle of ease and accessibility. The thoughtful layout maximises natural light, creating a warm and inviting atmosphere that extends through to the well-appointed bedrooms and modern bathrooms. Whether you're entertaining guests in the spacious living area or enjoying a quiet moment in the serene courtyard, 2C Brooks Street offers an unparalleled living experience in Fawkner. Don't miss the opportunity to make this exceptional property your new home. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick & Rendered Townhouse
- Built-in 2024 approx.
- Land size of 140m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S Bosch appliances including a dishwasher, stone benchtops, island bench with waterfall edging & pendant lighting, ample cupboard space, finished with engineered flooring
- Sizeable open-plan meals & living zone with engineered flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough & rear access
- Split system heating & cooling in all main areas including bedrooms
- Additional features include a security alarm system, high ceilings, LED lighting, ample storage spaces, window furnishings, plus more
- Landscaped gardens with a courtyard, pavers, trees, garden beds, lawns & a water tank
- Single remote garage with rear & internal access plus a separate driveway for additional car

**Potential Rental:** \$550 - \$600 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:**

- Brand-new Townhome with all the bells & whistles
- A growing & popular location

**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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