

3/23 Princess Street, Fawkner, Vic 3060



Townhouse For Sale

Friday, 10 May 2024

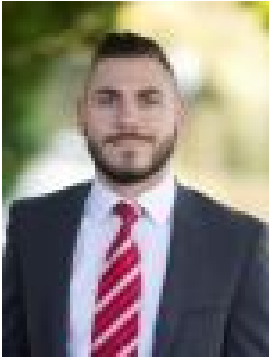
3/23 Princess Street, Fawkner, Vic 3060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Daniel Imbesi
0393060422

\$520,000 - \$570,000

Perfectly positioned & tastefully designed, step inside 3/23 Princess Street and you'll simply be amazed with the size of this spacious and modern two-bedroom townhome. Offering generous living proportions throughout, an expansive kitchen & a low maintenance private courtyard, makes this a wonderful first home or investment opportunity. Not to mention, this townhome is extremely well positioned, located on the border of Coburg North, and within walking distance to Merlynston & Fawkner train stations. With many local schools and parklands nearby, inspection is a must!

KEY PROPERTY FEATURES:

- Two large bedrooms each with sliding built in robes and split system air-conditioning
- A large modern kitchen offering ample cupboard and bench space, tiled splashback, 600mm stainless steel Westinghouse oven and appliances including 4 burner gas cooktop, rangehood and dishwasher
- An open plan living/dining drenched in natural sunlight complimented by stunning natural timber flooring, split system air-conditioner and sliding door access to the private courtyard
- Centrally located bathroom upstairs with oversize shower, single vanity with 20mm stone benchtop, mirrored medicine cabinet and toilet
- A study nook upstairs ideal for those wanting to work from home
- A low maintenance private courtyard perfect for entertaining with family and friends, and offering mixed concreted and artificial grass zones shaded by a beautiful established tree
- A single remote entry carport accessed by the right of way at the rear

Additional features include: great storage available with a double linen closet on each floor, European laundry, downstairs powder room, water tank and shed

KEY LOCATION FEATURES:

- 600m (approx.) from Fawkner Train station and 800m (approx.) from Merlynston Train station
- Fawkner is located 12.5km's north of the CBD with terrific City Link, Ring Road, Airport and Hume Highway access.
- 900m (approx.) to Merlyn Street shopping strip and 750m (approx.) to Aldi Supermarket
- 300m (approx.) to St Mark's Catholic Primary School
- Charles Mutton Reserve, Parker Reserve & Merri Creek trail all a short distance away
- 530 Bus stop located on Queens Parade & Argyle Street taking you through to Campbellfield & Coburg