

**3/38 Sutherland Street, Hadfield, Vic 3046**



**Sold Townhouse**

Thursday, 29 February 2024

3/38 Sutherland Street, Hadfield, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 187 m2**

**Type: Townhouse**



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**\$715,000**

Introducing 3/38 Sutherland Street, Hadfield - a delightful 3-bedroom, 2-bathroom home boasting two living areas, or home office, and a covered, paved patio perfect for entertaining guests. Nestled in a prime location, this residence offers unparalleled convenience, with shops, cafes, schools, parks, and transportation options just moments away. Enjoy a swift commute to both the CBD and Melbourne airport. Meticulously maintained, the spacious interior is bathed in natural light, providing a welcoming ambiance for the whole family. Whether you're a first-time buyer, a young family, a professional couple, or an investor, this property presents an ideal opportunity to secure your slice of suburban paradise. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick & Rendered Townhouse
- Built-in 2010 approx.
- Land size of 187m<sup>2</sup> approx.
- Building size of 17.5sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, double S/S kitchen sink, tiled splash back, finished with tiled flooring
- Sizeable open-plan meals & living zone with tiled flooring
- Retreat, or a study/home office with carpeted flooring
- 3-Bedrooms in total with robes & carpeted flooring, master loft bedroom with ensuite
- 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring
- Laundry with single trough & garage access
- Reverse split system heating & cooling, plus ceiling fans
- Additional features include high ceilings, LED lighting, plantation shutters, day & night roller blinds, ample storage areas, plus more
- Established gardens with a courtyard, covered patio with pavers, trees, garden beds, lawns & a water tank
- Single remote garage with rear & internal access, plus a carport

**Potential Rental:** \$550 - \$600 p/w approx.

**Body Corp/Strata Insurance:** \$418 p/qtr approx.

**THE AREA:**

- Close to East St & West St Shopping Village plus Sydney Rd/Hume Highway
- Gowrie, Fawkner, Merlynston & Glenroy train station & bus hub
- Surrounded by parks, reserves & local schools
- Only 12.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- Discover space & comfort with a private loft master, retreat area & ensuite
- Step into the delightful courtyard, perfect for relaxation & alfresco gatherings

**THE TERMS:**

- Deposit of 10%
- Settlement of 90/120 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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