

**3/44 Volga Street, Hadfield, Vic 3046**



**Townhouse For Sale**

Tuesday, 20 February 2024

3/44 Volga Street, Hadfield, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Townhouse**



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## Private Sale: \$565k - \$595k

Nestled in the serene suburb of Hadfield, 3/44 Volga Street presents a splendid opportunity for first home buyers, downsizers, or astute investors seeking a blend of convenience and low-maintenance living. This charming 2-bedroom, 2-bathroom residence boasts an inviting open floor plan, designed to maximise space and light, ensuring a comfortable and relaxed lifestyle. The heart of this home is undoubtedly its well-appointed kitchen and living area, seamlessly flowing into a serene courtyard, perfect for entertaining guests in a private outdoor setting. Both bedrooms are generously sized, complemented by modern bathrooms, reflecting a thoughtful layout that prioritises comfort and practicality. Notably, this property stands out for its minimal upkeep, both internally and externally, allowing more time to enjoy life's pleasures without the burden of high maintenance. The home is moments away from an array of shops, cafes, parklands, schools, and transport options, convenience at your doorstep. 3/44 Volga Street is more than just a home; it's a gateway to a lifestyle of ease, comfort, and accessibility. Whether you're starting your homeownership journey, looking to downsize, or expand your investment portfolio, this property ticks all the boxes for a discerning buyer. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Townhouse
- Built-in 2017 approx.
- Land size of 100m<sup>2</sup> approx.
- Building size of 12sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a Westinghouse dishwasher, stone benchtops, ample cupboard space, tiled splash back, finished with polished timber flooring
- Sizeable open-plan meals & living zone with polished timber flooring
- 2-Bedrooms with robes & carpeted flooring, ensuite to each
- 2-Bathrooms with shower, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough
- Split system heating & cooling in all main areas including bedrooms
- Additional features include high ceilings, LED lighting, roller blinds, frosted glass, plus more
- Established gardens with a courtyard, garden beds, trees, lawns & a water tank
- Single remote garage with internal access

**Potential Rental:** \$500 - \$550 p/w approx.

**Body Corp/Strata Insurance:** \$408 p/q approx.

**THE AREA:**

- Close to West & East St Shopping Village
- Gowrie, Glenroy, Merlynston & Fawkner 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 - General Residential Zone

**THE CLINCHER:**

- 2-bedrooms home with an ensuite each, bonus!
- Low-maintenance living close to everything you need with only 4 on the block

**THE 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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