

**3/6 Tabilk Street, Fawkner, Vic 3060**



**Townhouse For Sale**

Wednesday, 21 February 2024

3/6 Tabilk Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## **\$475,000 - \$495,000 Private Sale**

**TAKE A PEAK:**• A wonderful opportunity for couples, downsizers or investors seeking a central Fawkner position• Great Investment opportunity and earning potential of (approx) \$520 p/wk / \$2260 pcm• Only 12km ( approx. ) to the CBD with immediate freeway access• Stunning presentation, nothing to do except move in and enjoy the lifestyle• Walking distance to Sydney Road and Fawkner Train Station• Close proximity to all local Fawkner amenities such as schools, shops, parklands and public transport• Set within an exclusive complex of only four (4)• Beautifully enhanced interiors, with elevated ceiling heights and natural light• Immaculate presentation throughout**LOOK INSIDE:**• Maximising light and space with a reverse-living floorplan• Beautifully presented, with light-filled proportions throughout• Two bedrooms, one on each level, both complete with built-in robes• Ground-floor main bathroom with vanity, toilet and shower• Internal laundry for practicality• Spacious open plan first-floor living zone• Modern entertainer-style kitchen with stone benchtops and stainless steel appliances• Bellini dishwasher, Fisher and Paykel underbench oven and gas cooktop• Fresh carpets, new paint, stone benchtops throughout• Additional storage underneath the staircase• North-facing balcony complements a sun-drenched ground-floor courtyard• Split-system heating and cooling (upstairs lounge and downstairs bedroom)• Remote Single garage with internal access, rear water tank**THE AREA:**• Zoned under 'General Residential Zone - Schedule 1'• Positioned within the Merri-bek City Council• Direct access to the Metropolitan Ring Road• A central Fawkner position, walking distance to Fawkner Train Station and Sydney Road• Close proximity to Charles Mutton Reserve and the Bonwick Street shops**THE CLINCHER:**• Set within an exclusive complex of only four• Only 12km ( approx.. ) to the CBD with immediate freeway access• Newly painted with immaculate presentation• Beautifully presented, with maximised natural light across a reverse-living layout• Refined finishes offer an added luxury, with stone benchtops throughout• Centrally positioned only walking distance from Fawkner Train Station\* **NOTE : PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS** \***DISCLAIMER :** Please note that all dimensions are approximate only and the particulars given are for information only & do not constitute any direct representation on the part of the agent or vendor. All interested parties are required to make their own direct enquiries to verify and confirm the information provided.While every effort has been made to ensure the information provided is correct, NOSTRO Real Estate is not responsible for any inaccuracies.<https://www.consumer.vic.gov.au/duediligencechecklist>