

**3/8 Lynch Road, Fawkner, Vic 3060**



**Townhouse For Sale**

Wednesday, 6 March 2024

3/8 Lynch Road, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 150 m2**

**Type: Townhouse**



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**AUCTION this Saturday @ 3:30 PM: \$735k - \$775k**

Step into the essence of modern living at 3/8 Lynch Road, Fawkner! This stunning Townhouse offers a spacious layout with 3 bedrooms, 3 bathrooms, and a convenient study, providing ample space for families, professionals, or investors looking for that extra room to grow. Situated in a thriving and sought-after location, this brand-new home boasts proximity to schools, parks, shops, cafes, and transport options, ensuring every convenience is at your fingertips. Whether you're a first-home buyer, young family, or investor, this property ticks all the boxes for comfort and functionality. Relax and entertain in style in your own private courtyard, offering a peaceful retreat from the hustle and bustle of everyday life. Don't miss out on the opportunity to call 3/8 Lynch Road home. Contact us today to arrange a viewing and experience the best of Fawkner living! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2023 approx. • Land size of 150m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm Domain appliances including a dishwasher, stone benchtops, breakfast bench with pendant lighting, 2-tone cabinetry, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study/Home office area at first level • 3-Bedrooms with robes & carpeted/engineered flooring, 2x with an ensuite • 3-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Laundry with single trough and garage access • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system, high ceilings, LED lighting, ample storage areas, black tapware & fittings, plus more • Landscaped gardens with a courtyard, trees, garden beds, lawns & a water tank • Single remote garage with rear roller door & internal access, plus a car space • 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:** • 3-Bedrooms + 3-Bathrooms + Study • Open plan low-maintenance home with a private courtyard

**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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