

# 3 Fanning Street, Charlton, Vic 3525



## Sold House

Sunday, 10 March 2024

3 Fanning Street, Charlton, Vic 3525

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1000 m2

Type: House



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**\$350,000**

Welcome to 3 Fanning Street, Charlton - a 1000 square metre allotment and a superbly presented property that's very hard to fault. This property will appeal to a broad range of astute purchasers in the current market including owner occupiers looking for their next home, a savvy investor looking for a good return whilst building up capital gains, as well as first home buyers and downsizers too. It's all here. The home comprises three bedrooms, all with built-in robes and split system heat and cooling for ultimate comfort. The beautifully updated three-piece bathroom and adjacent separate toilet will impress, very tastefully finished. And what about the laundry room, a designer statement of its own, all updated with plenty of space for your washer, dryer and extra fridge/freezer if required, and there's direct access to the outdoor space. The living areas of the home are adjacent to each other with the kitchen meals area flowing through to the separate lounge through the convenient glass sliding doors, giving you options and ease of movement, or slide those doors shut and you have a cosy and quiet lounge room. The smart kitchen will also impress; a sleek galley style with good storage, loads of bench space, electric cooking and an excellent pantry cupboard, a great space and so workable. All adjacent to the spacious dining area that opens out through sliding doors to the outdoor living area. A second set of discreetly hidden glass sliding doors also separates the lounge from the entrance hall, these thoughtful inclusions throughout along with the stone slate feature wall are a definite nod to a home with a soul and character that's further enhanced with the north facing windows ensuring that this is a light, bright and airy home. Outside, we find a lush and inviting backyard, this is your ultimate de-briefing space with a wide verandah and a shady paved pergola area, perfect for outdoor living and all overlooking the expansive and well established gardens. A bountiful veggie garden and multiple fruit trees including apple, orange, lemon, peach, nectarine and prolific grape vine. The ubiquitous chook pen and decadent cat enclosure also feature here. All of this is securely fenced with loads of lawn space for the furry children as well. It's all about lifestyle here, comfort, convenience and good living. This is almost a turnkey proposition - just move in and enjoy. Situated on a very quiet no-through street. Just perfect. For more information or to arrange an inspection of the property, contact agent Lois De Jong on 0413 175 087.