

# 3 Maher Street, Fawkner, Vic 3060



## Sold House

Monday, 30 October 2023

3 Maher Street, Fawkner, Vic 3060

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 265 m2

Type: House



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**\$640,000**

Set in the vibrant community of Fawkner, 3 Maher Street offers a lifestyle of convenience and comfort. Ideally positioned near local schools, shops, cafes, parklands and public transport, this street-facing home ticks all the boxes for first home buyers, young families, investors and even those looking to downsize. With its low-maintenance allure, you can spend more time enjoying life and less time on upkeep. The property has undergone thoughtful updates to include modern comforts yet retains its original charm with features like polished floorboards. It's a home that blends timeless character with today's conveniences, making it a truly unique offering in the heart of Fawkner. Don't miss your chance to make this your new home or investment opportunity. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Weatherboard House • Built-in 1960s approx. • Updated 2020s • Land size of 265m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with S/S electric appliances, ample benchtops & cupboard space, island bench with pull out dining table, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • Study/Home office at the rear of the home • 2-Bedrooms with robes & polished timber flooring • 1-Bathrooms with shower, single vanity, separate toilet & floor to ceiling tiles • Separate laundry with single trough • Split system heating & cooling • Additional features include high ceilings, roller blinds, ample storage areas, plus more • Street facing home with established gardens, decking, trees & garden beds • Tandem remote open garage • Potential Rental: \$450 - \$500 p/w approx.

**THE AREA:** • Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 13km from the CBD with easy CityLink, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Thoughtfully updated interiors seamlessly blend modern comforts with original charm. • A versatile property that suits young families, downsizers, and savvy investors alike

**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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