

30 Major Road, Fawkner, Vic 3060



House For Sale

Friday, 26 April 2024

30 Major Road, Fawkner, Vic 3060

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 724 m2

Type: House



Marwan Abdulwahed
0420647396



Frank Antonello
0404999064

\$1.150m - \$1.250m

Perfectly positioned on a substantial 724m² allotment in the expanding suburb of Fawkner, this classic brick home offers a blend of charm and potential that is hard to find. Showcasing an appealing old-school charisma and a flexible layout, this residence invites you to live comfortably with the immediate quality it offers, while also considering future aspirations to extend, rebuild, or redevelop (STCA). Whether you're looking to immerse yourself in a character-filled home or seeking a brilliant opportunity to craft your dream residence, this property promises endless possibilities to enhance and expand. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Single Level House
- Built-in 1990s approx. Updated
- Land size of 724m² approx.
- Building size of 24sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with chef appliances including a Bosch dishwasher, timber cabinetry, breakfast bench & tiled flooring
- Open plan meals area, separate formal dining & living zones all with tiled flooring
- 3 Bedrooms in total with built-in robes & carpeted flooring. Master with walk-in robe & ensuite
- 2 Bathrooms with showers, spa bath to main, single vanity, combined toilets with tiled flooring
- Powder room with single vanity
- Large laundry with trough, storage & rear access
- Ducted heating & evaporative cooling
- Additional extras include a security alarm & CCTV system, intercom, external electric shutters, ducted vacuum, window blinds, under-house storage, plus more
- Large allotment with landscaped gardens, garden beds, lawns & 2x water tanks. Alfresco with established trees including fruit trees.
- Double brick garage & internal access plus a kitchenette & driveway for additional parking
- Potential Rental: \$750 - \$800 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:

- A family gem offering endless potential in a community full of growth
- An extensive 724m² block presents boundless opportunities for expansion or redevelopment (STCA)

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.

Marwan Abdulwahed: 0420 647 396
Frank Antonello: 0414 567 768