

**35 Somerlayton Crescent, Fawkner, Vic 3060**



**Sold House**

Wednesday, 23 August 2023

35 Somerlayton Crescent, Fawkner, Vic 3060

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 582 m2**

**Type: House**



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## Contact agent

Raphael Houston proudly presents...A classic exterior disguises comprehensive renovations undertaken in 2021. Styled to contemporary taste and wonderfully low-maintenance, this three-bedroom home sits in a beautiful parkland pocket highly-prized by families. A simple and clean approach to interior design is eloquently expressed through the free-flowing living & dining zone, which benefits from both east & west-facing windows. Year-round comfort is assured thanks to the split-system A/C. Prized rear east-facing aspects take in deep lawns occupied by a studio/rumpus and tandem double garage. The building envelope expresses possibility for further development along the rear (STCA). Finishing the floor plan are three-bedrooms, a fully-tiled family bathroom, laundry, and widely-appointed kitchen complete with polished wraparound preparation benches, quality stainless-steel equipment, and floating cabinetry. Further property features include secure off-street parking, ducted heating throughout, a decorative fireplace, new paint, and new carpets. Placed within metres of Moomba Park, this verdant crescent is walking distance to local schools, shops, and public transport. Campbellfield Plaza, Pentridge SC, and key arterial roads are all easily-accessed. Highlights New renovations in 2021 Full-tiled family bathroom New paint & carpets throughout Rear east-facing aspects Flat, rectangular block Suitable for further development along the rear (STCA) Three well-sized bedrooms Separate studio/rumpus Tandem garage with secure off-street parking Widely-appointed kitchen Living room with A/C and decorative fireplace Metres from Moomba Park