

**4/17 Maher Street, Fawkner, Vic 3060**

**Raine&Horne.**

**Unit For Sale**

Wednesday, 22 November 2023

4/17 Maher Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jayden Manno  
0421736736



Bree Dickson

**\$485,000 - \$530,000**

Privately set at the rear of a peaceful, boutique block, this impeccably presented one-of-four prize delivers contemporary style and single-level simplicity with broad appeal to savvy starters, discerning downsizers, and intelligent investors. With first-rate fixtures, impressive dimensions, and multiple outdoor areas, a clever plan makes optimal use of natural light, with two considerable bedrooms accompanied by mirrored robes, ceiling fans, and an in-vogue bathroom. Comfortably catered for by a stellar kitchen boasting stone benches, stainless appliance including brand new oven and dishwasher, and a plumbed refrigerator cavity, an open-plan living/dining area offers ample room to relax and work from home, with sliding doors revealing an exceedingly spacious entertainer's yard awash with northern and western sunlight. Adorned with an array of essentials and amenities, further highlights to the home include reverse cycle heating and cooling, heat lamps and a combined bath/shower to bathroom, a European laundry, and remote-controlled garage with through access to a private second courtyard. Zoned to acclaimed Moomba Park Primary, St Matthew's Primary, and John Fawkner Secondary College while near a range of respected independent schools, it's steps from Bonwick Street shops, parks and leisure facilities, Coburg-bound buses, and Gowrie Station, with the Merri Creek Trail, Campbellfield Plaza, and Western Ring Road close by.