

**4/36 Bruce Street, Fawkner, Vic 3060**



**Unit For Sale**

Tuesday, 19 March 2024

4/36 Bruce Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Raphael CalikHouston  
0393833555



Shelby Mihalj  
0393833555

**Private Sale - \$480,000 - \$520,000**

Raphael Houston proudly presents... Offering a contemporary interpretation of low-maintenance living, this two bedroom domain delivers light-filled interiors and north-facing outdoor entertaining in a quiet Fawkner corridor. The layout is versatile and relaxed, joining living & dining together while maximising space with an open-concept design. A central corridor cordones off this area from the bedrooms to facilitate peace and privacy. Outdoor entertaining unfolds across low-maintenance lawns which are perfect for quiet nights or upscale celebrations. With a neat and tidy design incorporating stainless-steel appliances and high-capacity storage, the kitchen proudly displays the fuss-free style which is this home's signature. Two bedrooms with BIR and A/C share a central bathroom. Completing the property are security doors, external roller shutters, security windows, and the advantage of new landscaping and painting throughout. Set between Charles Mutton Reserve and Fawkner Leisure Centre, this market-entry home or convenient downsizer is positioned nearby Bonwick Street shops, Fawkner station, local schools, and Merri Creek. Highlights North-facing living & entertaining Indoor-outdoor spaces Easy-living emphasis Heating & cooling in both bedrooms External roller shutters Security doors and windows Freshly painted throughout New external landscaping