

**4 Frederick Street, Fawkner, Vic 3060**



**House For Sale**

Tuesday, 14 May 2024

4 Frederick Street, Fawkner, Vic 3060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Raphael CalikHouston  
0393833555



Shelby Mihalj  
0393833555

## **Auction - \$750,000 - \$800,000**

Raphael Houston proudly presents... Unassuming from the outside, landscaped gardens and an original profile give way to thoughtfully zoned family spaces designed with low-maintenance comfortability at their core. Natural light floods each space, while the polished flooring provides a rich, natural materiality. The centrepiece of the home is its east-facing outdoor setting. Here, a large undercover alfresco stretches above timber decking and looks out across open lawns. The kitchen hosts a meals area and comes well-equipped to meet the necessities of home life, including contemporary appliances and generous storage space. Zoned along the property's northern axis, three bedrooms (two with BIR) share a family bathroom finished with modern updates boasting a floor-to-ceiling tiled frameless shower. Features include ceiling fans, split-system A/C, living room mantle, secure off-street parking & garage, and external awnings. Only metres from Charles Mutton Reserve and Fawkner Primary School, this property places John Fawkner Secondary College, Bonwick Street shops, Fawkner Leisure Centre, and Gowrie station within easy reach. Highlights Deep front & rear gardens Thoughtfully maintained North-facing bedrooms Excellent natural light Lounge with decorative fireplace Split-system heating & cooling Polished timber flooring Ceiling fans Well-equipped kitchen Large undercover alfresco Secure garage & off-street parking