

**40 Church Street, Flemington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Tuesday, 30 January 2024

40 Church Street, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **Auction \$850,000 - \$930,000**

Unique in so many wonderful ways, this freestanding double-storey home presents a terrific city-fringe lifestyle opportunity with its versatile floorplan, impeccable presentation throughout and prime Flemington Hill location. Instantly appealing with terrific value-adding potential, the home's light-filled interior comprises two genuinely large bedrooms (both with built-in robes) complemented by a spotless two-way central bathroom. Spacious and versatile, the front living room flows through to the open meals area adjoined by a neat kitchen complete with dishwasher and stainless-steel cooking appliances. Other features of this one-of-a-kind home include gas heating and split-system air conditioning, efficient LED downlights, solid timber floors and full-size laundry, plus the added appeal of a private rear courtyard with extensive paving and remote-control garage (accessed via Bignell Street). Tram stop around the corner and walking distance to both Newmarket and Flemington Bridge train stations, it's also close to local schools, popular cafes, shops and supermarkets, along with the Moonee Ponds Creek Trail and easy access to Citylink.