

**45 David Street, Hadfield, Vic 3046**

**Stockdale & Leggo**

**House For Sale**

Wednesday, 14 February 2024

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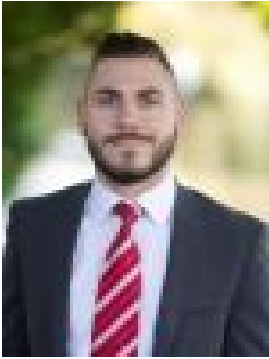
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 597 m2**

**Type: House**



Daniel Imbesi  
0393060422

**\$850,000 - \$910,000**

\*Fixed Date Sale Closing Monday 11th March at 5pm\* Conveniently positioned and deceptively spacious, this well maintained three-bedroom home is now being offered for sale for the first time in over 50 years. Offering great flexibility for the growing family, with two large living zones, a wide side driveway and a double car garage, this is simply one opportunity you won't want to miss. Not to mention it is well located, with bus services nearby and plenty of local shops, schools and parklands within close proximity.

**PROPERTY SPECIFICATIONS:** - Land size 597m<sup>2</sup> (approx.)- Three carpeted bedrooms with built in robes- Combined kitchen/meals zone offering a plethora of cupboard space, four burner gas cooktop, rangehood, wall mounted oven/grill, dishwasher, microwave cavity and pantry- Formal lounge with carpeted flooring and a split system air-conditioner - An enormous 2nd living/dining zone at the rear of the home drenched in natural sunlight- Central bathroom offering semi-frameless shower, single vanity, toilet and medicine cabinet- Full size laundry with single trough, built in cupboards and external access to the rear yard- Outside, an enclosed outdoor porch flows out to a large concreted rear yard complimented by established fruit trees and an aviary- Plenty of off-street parking available with a double remote entry garage with a workshop at the rear, and 4+ additional off street car spaces with gated access- Features include: Ducted heating, refrigerated cooling, window shutters and water tank

**LOCATION BENEFITS:-** Located within short walking distance to the North Street shopping strip, parks and local schools including St Thomas Moore Primary School- Close to Gowrie & Fawkner train stations- Hadfield is located 12.5km's North of the CBD with terrific City Link, Ring Road, major arterial roads and airport access