

**51C William Street, Fawkner, Vic 3060**



**Townhouse For Sale**

Friday, 17 November 2023

51C William Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**EOI: \$595k - \$645k**

Expressions Of Interest Ending Tuesday 5th December 2023 @ 5pm For homebuyers and investors looking to make their mark in the growing Fawkner area, we have a fantastic opportunity awaiting you at 51C William St. This tri-level townhome, situated near Bonwick Street shopping, a choice of schools, Fawkner Leisure Centre, Merlynston Village, and train stations, along with a convenient bus route to Fawkner Station, promises an unmissable lifestyle. Contact our team today to arrange your private inspection of this remarkable property! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Townhouse • Built-in 2021 approx. • Building size of 19sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, island bench with waterfall edging & pendant lighting, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study/Home office with engineered flooring • 2-Bedrooms with robes & carpeted flooring, both with ensuite • 2-Bathrooms with shower, vanity, combined toilet & tiled flooring • Powder room with single vanity • Separate laundry with single trough • Reverse split system heating & cooling • Additional features include a security alarm system, video intercom, roller blinds, LED lighting, plus more • Street facing home with established gardens, garden beds, water tank & a balcony • Single remote garage with internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: \$300 p/qtr approx. **THE AREA:** • Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 13km from the CBD with easy CityLink, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone **THE CLINCHER:** • 2-Bedrooms with their own bathrooms • A bonus study area **PREFERRED TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0404 999 064