

**53 Tassell Street, Hadfield, Vic 3046**



**House For Sale**

Tuesday, 27 February 2024

53 Tassell Street, Hadfield, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 613 m2**

**Type: House**



Claudio Cuomo  
0419315396



John Nguyen  
0433928979

**\$1.1m - \$1.2m**

Introducing 53 Tassell Street, Hadfield - where spacious family living meets year-round entertainment. This impressive residence boasts a covered alfresco area complete with a built-in BBQ, seamlessly blending indoor and outdoor living. The gourmet kitchen adds flair to culinary adventures, while the 3 bedrooms and 2 bathrooms offer comfort and convenience for the whole family. Nestled in a prime location, this home is surrounded by local schools, shops, parklands, cafes, and transport options, ensuring every necessity is within reach. Don't miss the opportunity to experience this exceptional home firsthand - schedule your viewing today and envision the lifestyle awaiting you at 53 Tassell Street. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick & Rendered House • Built-in 2004 approx. • Land size of 613m<sup>2</sup> approx. • Building size of 26sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S DeLonghi appliances including 2x half fisher & Paykel dishwashers, stone benchtops, corner island bench, microwave nook, ample cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zone with a full built-in bar, stacker doors to alfresco & tiled flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, corner bathtub/spa to main, bidet to ensuite, single & double vanities, combined toilet & floor to ceiling tiles • Large laundry with double trough, storage & rear access • Ducted heating & refrigerated cooling • Additional features include a alarm system, high ceilings, LED lighting, day & night roller blinds & curtains, shutters, a cellar, storage space, plus more • Large allotment with established garden, trees, garden beds, lawns & a garden shed • Covered alfresco with built-in plumbed BBQ & sink area for all year round entertaining plus an outdoor toilet • Drive through double tandem remote garage with rear & internal access, front gate & driveway for additional car • Potential Rental: \$800 - \$850 p/w approx.

**THE AREA:** • Close to West & East St Shopping Village • Gowrie, Glenroy, Merlynston & Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Transform your gatherings into unforgettable memories with the outdoor entertainment area • Experience the warmth & charm of a true family home

**THE TERMS:** • Deposit of 10% • Settlement of 60/75/90 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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979