

**6/22 Edgar Street, Hadfield, Vic 3046**

**Nelson Alexander**

**Unit For Sale**

Wednesday, 17 April 2024

6/22 Edgar Street, Hadfield, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adam Meroli  
0393546144



Michael Keogh  
0418508187

## **Private Sale \$569,000**

In a serene location with the best of Hadfield at your fingertips, this older-style villa is ideal for first-home buyers and savvy investors alike thanks to its impressive features list, flawless presentation and abundance of light throughout. Nothing to do but simply unpack and enjoy, the refined interior showcases two bedrooms (larger main) with BIRs both complemented by a modern central bathroom and separate WC. Adding to the allure is a spacious front living room flowing through to kitchen/meals area complete with stone benchtops, dishwasher and stainless-steel cooking appliances. Other highlights of the home include split-system heating/cooling and additional ceiling fans (both bedrooms), along with quality double blinds, stylish hybrid flooring and large laundry. Step outside to discover a wide low-maintenance courtyard with high fences for added privacy, plus a single lock-up garage. Walking distance to local buses and popular parks, it's also close to St Thomas More Primary School, HE Kane Kindergarten, West Street shops and eateries, as well as easy access to Gowrie Station and the Ring Road.