

**6/84-88 Middle Street, Hadfield, Vic 3046**



**Sold Villa**

Friday, 5 April 2024

6/84-88 Middle Street, Hadfield, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 145 m2**

**Type: Villa**



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**\$430,000**

Expressions Of Interest Ending Tuesday 30th April 2024 @ 5pm

Nestled in the vibrant heart of Hadfield, 6/84-88 Middle Street presents a fantastic opportunity for first home buyers, downsizers, retirees, or savvy investors. This low-maintenance, 2-bedroom residence offers the perfect blend of comfort, convenience, and lifestyle. Freshly refreshed and ready to welcome its new owners, this home sits within a stone's throw of local shops, picturesque parks, schools, charming cafes, and efficient transport links. So, whether you're stepping into the property market, seeking a simpler lifestyle, or looking to expand your investment portfolio, this home is an ideal choice. Immerse yourself in the convenience of Hadfield living and make 6/84-88 Middle Street your new address. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Unit Villa
- Built-in 1960 approx. Updated
- Land size of 145m<sup>2</sup> approx.
- Building size of 10sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

  - Kitchen with gas appliances, ample benchtops & cupboard space, tiled splash back, finished with tiled flooring
  - Sizeable meals with tiled flooring
  - Living zone with carpeted flooring
  - 2-Bedrooms with robes & carpeted flooring
  - 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
  - Laundry with single trough & rear access
  - Additional features include LED lighting, awnings, storage areas, low-maintenance, plus more
  - Established gardens with a courtyard, brick pavers, trees, garden beds, lawns & garden shed
  - Single carport
  - Potential Rental: \$440 - \$480 p/w approx.
  - Body Corp/Strata Insurance: \$272 p/qtr approx.

**THE AREA:**

    - Close to Middle, 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:**

      - The perfect home for anyone wanting to get into the property market
      - Low maintenance lifestyle awaits

**THE 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.

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