

7 Marlborough Street, Fawkner, Vic 3060



House For Sale

Saturday, 18 May 2024

7 Marlborough Street, Fawkner, Vic 3060

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 561 m2

Type: House



Raphael CalikHouston
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Shelby Mihalj
0393833555

Auction - \$620,000 - \$680,000

Raphael Houston proudly presents...This residential pocket is highly sought-after, and for good reason. On a street with privileged access directly onto the Merri Creek Trail, it sits within steps of Charles Mutton and Parker Reserve sports fields. The property's location, in conjunction with its expansive 564 sqm (approx) allotment, make it a uniquely lucrative investment opportunity. Neighborhood precedence encourages redevelopment, as does schedule 1 residential zoning, and clear, level dimensions. Alternatively, one can restore the existing address, with the property poised for future families to make a magnificent lifestyle statement. The current design includes a three-bedroom layout with separate zones for living and dining, alongside a kitchen, main bathroom, and full-sized laundry. One can introduce a stunning high-end renovation or design a substantial new state-of-the-art dream home (STCA) within the current building envelope, taking advantage of the area's unique blue-chip amenity. This includes immediate access to local schools, Bonwick Street shops, Fawkner train station, and further out: Campbellfield SC, Coburg North Plaza, and Pentridge SC. Highlights North-facing orientation Original design features Plaster-strapped ceilings Scenic double-frontage Living room with A/C & fireplace Multiple options for purchasers Options to either restore or renew Luxury home or multi-unit development site