

**Address available on request, Hadfield, Vic 3046**



**Sold Townhouse**

Friday, 27 October 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 237 m2**

**Type: Townhouse**



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## Contact agent

Delightfully situated in a tranquil cul-de-sac, this charming 3-bedroom, 2-bathroom home is the epitome of suburban living. Facing the street, this property boasts a pleasing layout designed to maximize comfort and convenience. Exuding warmth and tranquillity, the home features spacious bedrooms and bathrooms with modern fixtures. A perfect sanctuary that promises privacy, peace, and practicality for any first-time homebuyer, young family, or savvy investor. Positioned a stone's throw away from lush parklands, this property encourages outdoor recreation, promising a healthier, more balanced lifestyle. A blend of comfort, convenience, and community, this home offers an excellent opportunity to get a foot on the property ladder, invest wisely, or settle your family in a friendly, welcoming neighbourhood. Don't miss your chance to secure this gem of a property! Act now and be the proud owner of this wonderful home, perfectly tailored to your needs. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Townhouse, built-in 2016 approx. • Land size of 237m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S & glass appliances including a dishwasher, microwave nook, stone benchtops with waterfall edging, breakfast bench, ample cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zones finished with tiled flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilets & floor to ceiling tiles • Powder room at ground level • Separate laundry with single trough & rear access • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system, high ceilings, LED lighting, roller blinds, a timber staircase, plus more • Street-facing home with lawns & rear private courtyard • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. • Strata: TBCTHE AREA: • Walk to East & West St Shopping Village, close to Gowrie, Glenroy & Fawkner train station and bus hub • Surrounded by parks, reserves & local schools • Only 12.5km from the CBD with easy City Link, Ring Road, and airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • Great investment opportunity in a family-friendly neighbourhood • Stroll away from parklands - your tranquil retreat in a cul-de-sac

**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. Marwan Abdulwahed: 0420 647 396 Tim Ilyas: 0431 686 495