

**123 Middle Street, Hadfield, Vic 3046**



**House For Sale**

Tuesday, 25 June 2024

123 Middle Street, Hadfield, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 261 m2**

**Type: House**



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**\$875k - \$950k**

Step into modern luxury with this stunning, brand new corner Townhouse. At 123 Middle Street, Hadfield, discover a meticulously designed home featuring 3 spacious bedrooms, 2 elegant bathrooms, and an expansive open floor plan that caters perfectly to both home buyers and investors. Enjoy the incredible value and convenience of a property with NO Active Body Corp, separately Titled! Be wowed by the gourmet kitchen, complete with sleek finishes and top-tier appliances, making it a chef's dream. The inviting living area, with its cosy gas fireplace, is ideal for both relaxation and entertaining. A thoughtfully designed study nook, featuring a built-in desk and ample storage, provides the perfect workspace. Every detail in this home has been carefully crafted by the builder to ensure ultimate comfort and functionality. The low-maintenance design means you can spend more time enjoying the vibrant Hadfield lifestyle. Situated close to all essential amenities, including shops on both Middle Street and West Street, schools, parks, cafes, and public transport, this location is truly unbeatable. Don't miss out on the opportunity to own this remarkable property - it truly is the place to be! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Corner Townhouse
- Built-in 2024 approx.
- Land size of 261m<sup>2</sup> approx.
- Building size of 18sq approx.

**THE FINER DETAILS:**

- Kitchen with Fisher & Paykel black glass appliances including a dishwasher, stone benchtops, island bench with waterfall edging & track pendant lighting, 2-tone cabinetry, ample cupboard space, finished with engineered floors
- Sizeable open-plan meals & living zone with engineered floors
- Office zone with built-in desk & cupboards
- 3-Bedrooms in total with robes & carpeted floors, master with ensuite & walk-in robe
- 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity
- Laundry with under-mount oversized sink, storage cupboards & bench space
- Ducted heating & cooling, plus a gas fireplace
- Additional features include high ceilings, LED lighting, roller blinds & sheer curtains, skylights, ample storage & linen cupboards
- Landscaped gardens front & rear with a courtyard, decking, trees, garden beds, lawns & a water tank
- Single remote garage with internal access plus separate driveway for additional car parking
- Potential Rental: \$700 - \$770 p/w approx.
- Body Corp/Strata Insurance: No active body corp, separately titled

**THE AREA:**

- Close to West, East & Middle 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:**

- Discover top-end features in this brand-new home, including a gourmet kitchen & cosy gas fireplace
- Enjoy the freedom of a corner allotment with no body corporate fees, ever!

**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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