

34 Marlborough Street, Fawkner, Vic 3060



House For Sale

Tuesday, 13 February 2024

34 Marlborough Street, Fawkner, Vic 3060

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 628 m2

Type: House



Hamza Ali
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Auction - \$680,000 - \$720,000

Hamza Ali proudly presents...This property emerges from a historic streetscape with a beautifully curated design that pays homage to the property's original features while adding some compelling, contemporary amendments. Excellent bedroom storage, proximity to Merri Creek, and short walks to the local schools offer enduring value to families, who will likewise find a home compatible with outdoor sports and other activities thanks to its enormous north-facing backyard. Its sizable dimensions encourage secondary building, perhaps a granny-flat, or even subdivision (STCA). Council has approved plans and permits for three townhouses. A beautifully improved kitchen with stainless-steel appliances and stone preparation benches give indication of the property's more modern credentials, which balance fabulously with the ceiling rosettes and period detailing adorning each room. Throughout, the soft, calm tones of the neutral colour palette is punctuated by the rich, earthy textures of polished timber flooring as it provides eye-catching contrasts of texture and colour. Further features include a substantial rear alfresco, outdoor storage, dual split-system A/C, and meals area desk. Prestigiously positioned within metres of the Merri Creek, this peaceful and private street places local parks, schools, and shops within walking distance of the door. Highlights Intimate & inviting living zone Updated kitchen Ceiling rosettes Polished timber flooring Light & airy atmosphere North-facing backyard Large undercover alfresco Laundry/kitchen storage Oversized walk-in robe Dual split-system A/C Ample, secure off-street parking