

**38 Marlborough Street, Fawkner, Vic 3060**



**House For Sale**

Wednesday, 19 June 2024

38 Marlborough Street, Fawkner, Vic 3060

**Bedrooms: 2**

**Bathrooms: 1**

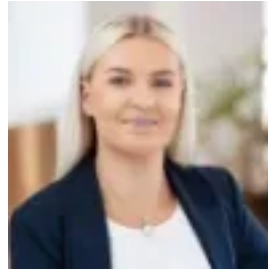
**Parkings: 3**

**Area: 687 m2**

**Type: House**



Richard Ali  
0393002344



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0414134595

## PRIVATE SALE | \$800K-\$850K

In a brilliant location right on the Coburg North border, and sitting on approximately 687m<sup>2</sup>, this updated single level home offers the ideal package for families, as well as builders and developers, with plans and permits approved for the construction of two side-by-side townhomes. The current home offers two comfortable bedrooms (one with built-in robes), a spacious separate front lounge with wall heater and split system, modern kitchen with meals area, fully-tiled bathroom with separate shower and bathtub, and at the rear of the home, the garage has been converted into a rumpus/entertaining room which extends the living spaces. The very large backyard provides a safe space for the kids and pets to play, and there's a long side driveway to a carport, accommodating plenty of off-street parking. The plans included with the sale are for two double-storey five-bedroom, three-bathroom duplex homes, with ground floor guest bedrooms, study and open plan living. You could move in, or lease out the existing home while you do your due diligence and prepare to build. Set in a prime location just walking distance from Parker Reserve and Merri Creek trails, there's immediate access to Sydney Road, and both Fawkner and Merlynston stations are a 15 minute walk from home. Coburg North Village is just over 5 minutes' drive, and there's a good selection of primary and secondary schools nearby, meaning this project promises to be fruitful, located just under 13km from the CBD. NOTE: Floorplans shown are for the proposed builds. Contact us to view the plans or for more information. DISCLAIMER: In preparing this information, Barry Plant Glenroy has used our best endeavours to ensure that the statements contained herein are true and accurate. All information (including but not limited to the property area, floor size, price, address and general property description) has been provided to Barry Plant Glenroy by third parties. As such, Barry Plant Glenroy makes no statement, representation, or warranty and assumes no legal liability in relation to the accuracy, context or suitability for any purpose of the information provided in advertising the property. Prospective purchasers should conduct their own due diligence and inquiries to verify the information independently.