

4/35-37 Fraser Street, Herne Hill, Vic 3218



Unit For Sale

Sunday, 23 June 2024

4/35-37 Fraser Street, Herne Hill, Vic 3218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 184 m2

Type: Unit



Alycia Maas
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\$375,000 - \$410,000

This 2 bedroom unit within the high demand and growth proven suburb of Herne Hill is ready for its new owner. On an allotment of 184sqm (approx.) which is much larger than the standard this charming abode is already set apart from the others. Internally the home offers an abundance of natural light and comprises of open plan living/kitchen and dining. The kitchen itself offers gas cook top and ample storage and preparation space. The living area feels warm and inviting with polished floorboards throughout and offers reverse cycle heating/cooling for comfort. Both bedrooms have built in robes and are of a generous proportion. The main bedroom features double doors which spill out to a huge covered alfresco. A central bathroom and separate laundry also service the home. Car accommodation is catered for with a single carport to the rear of the block. The huge draw card to this home however is the fantastic rear yard. This large grassed space is the perfect private haven for kids to play and allows the option to host family gatherings, harvest a vegie garden or have a pet. It even has a garden shed for additional storage and gives the convenience of a house without the maintenance. In a quiet pocket, just a short walk from sports grounds, schooling and public transport, this neat unit also offers easy access into the Geelong CBD and Ring Road for those looking to commute to Melbourne or the Coast. This delightful opportunity is sure not to last long with appeal for first home buyers, downsizers, and investors alike.