

**4/42 Frederick Street, Fawkner, VIC, 3060**

**Raine&Horne.**

**Unit For Sale**

Saturday, 14 September 2024

4/42 Frederick Street, Fawkner, VIC, 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mario Elezovic

## **Ideal Fawkner Unit with Modern Comforts and Prime Location**

Discover the perfect blend of space and convenience in this charming unit located in a highly sought-after pocket of Fawkner. This inviting home offers a comfortable and functional living environment with a range of features designed to enhance your lifestyle.

### **Key Features:**

**Two Generous Bedrooms:** Each bedroom is equipped with Built-In Robes, providing ample storage space and a tidy, organized environment.

**Comfortable Lounge Room:** The lounge area is fitted with heating, ensuring a cozy and inviting space for relaxation throughout the year.

**Functional Kitchen/Meals Area:** This space is ideal for everyday dining, featuring electric appliances that make cooking and meal preparation a breeze.

**Separate Laundry and WC:** Enjoy added convenience with a separate laundry area and an additional WC, making household chores and guest management straightforward.

**Spacious Courtyard:** The good-sized courtyard offers a versatile outdoor space, perfect for gardening, entertaining, or simply enjoying some fresh air.

**Central Bathroom:** A well-maintained central bathroom provides practicality and comfort for your daily routine.

**Polished Floorboards Throughout:** Modern and easy to maintain, the polished floorboards add a touch of elegance and sophistication to the unit.

**Single Off-Street Parking:** Benefit from the convenience of a dedicated parking space right outside your home.

### **Additional Benefits:**

**Prime Location:** Situated close to local bus services and Fawkner Secondary College, this unit offers easy access to essential amenities and educational institutions.

**Nearby Shopping:** The Bonwick Street shopping strip is just a short distance away, offering a variety of retail and dining options.

**Accessibility:** With quick access to Sydney Road, Campbellfield Plaza, and the Western Ring Road, you'll enjoy seamless connectivity to broader Melbourne.

This unit not only provides a comfortable living space but also offers the convenience of a well-connected location, making it an ideal choice for those seeking both modern amenities and easy access to local conveniences.