

**13 Dorothy St, Fawkner, VIC, 3060**



**House For Sale**

Tuesday, 19 November 2024

13 Dorothy St, Fawkner, VIC, 3060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Modern Comfort, Fawkner Living!

Discover 13 Dorothy Street, Fawkner, perfectly positioned just moments from the freeway and at the heart of all Fawkner has to offer, including shops, schools, and amenities. This beautifully renovated home features polished timber floors throughout and a separate lounge that flows into a modern kitchen, complete with stainless steel appliances and a gas cooktop. With three spacious bedrooms, it's ideal for a growing family. Step outside to a delightful alfresco area, perfect for entertaining or simply relaxing, with plenty of space for a footy or cricket match. Don't miss this rare opportunity-book your inspection today!

Make your move today - Contact C+M Residential. 'Helping You Find Home'

### THE UNDENIABLE:

- Brick Updated House
- Built-in 1950s approx.
- Land size of 585m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Stumps

### THE FINER DETAILS:

- Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, finished with tiled flooring
- Sizeable meals & living zone with polished timber flooring
- 3-Bedrooms with polished timber flooring
- 1-Bathroom with shower, single vanity, combined toilet & tiled flooring
- Additional 2nd toilet
- Laundry with single trough & rear access
- Heating & cooling
- Additional features include, large allotment, updated, low maintenance, window blinds plus more
- Established gardens with a large covered alfresco area, trees, garden beds & lawns
- Carport plus driveway for off street parking
- Potential Rental: \$500 - \$550 p/w approx.

### THE AREA:

- Close to Major, Lynch & Sydney Rd shopping strips. Fawkner train station & bus hub
- Surrounded by parks, reserves & schools
- Only 13km from the CBD with easy CityLink, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

### THE CLINCHER:

- A large allotment great for the kids, young and old!
- Well looked after & updated home in the heart of it all

### PREFERRED 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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