

**2/25 Beccles Street, Fawkner, VIC, 3060**



**House For Sale**

Friday, 15 November 2024

2/25 Beccles Street, Fawkner, VIC, 3060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Raphael CalikHouston  
0393833555

## A Smart & Stylish Single-Level Entertainer

Raphael Houston proudly presents...

Positioned for success and showcasing a low-maintenance yet contemporary profile elevated by its seamless indoor-outdoor transitions, this two-bedroom villa is the ideal easy-living option for young professionals and growing families seeking to establish themselves in one of Fawkner's finest pockets.

The floor plan is organised around a large lounge & dining zone, linking through glass sliding doors with an outdoor entertaining area. Positioned towards the rear of the block and set within Fawkner's quiet northern pocket, the property enjoys a maximum of peace and privacy, making the courtyard the perfect place to unwind and relax.

For the home cook, the kitchen is well-appointed with wraparound preparation benches, a breakfast bar, floating cabinetry, and stainless-steel appliances. To finish the floor plan are two bedrooms with BIR, a versatile bathroom/laundry, guest powder room, and garage. Property features include a car space, split-system cooling, polished tiling, and ducted heating.

Around the corner from local shops and schools, this brilliant location places Moomba Park and the Merri Creek with steps of the door - perfect for kids and pets to play. Further highlights of the area include close proximity to Fawkner Leisure Centre, Bonwick Street shops, Merri Creek parkland, and Campbellfield SC.

### Highlights

- East-facing orientation
- Indoor-outdoor entertaining
- Open-concept living & dining
- Well-appointed kitchen
- Lots of space & light
- Large bedrooms
- Ducted heating
- Split-system cooling
- Secure garage

All property information has been provided to Ray White by third parties. While Ray White strives for accuracy, we have not verified this information and do not guarantee its accuracy or completeness. Interested parties should conduct their own inquiries regarding this property.