

36 Albert St, Fawkner, VIC, 3060



House For Sale

Sunday, 3 November 2024

36 Albert St, Fawkner, VIC, 3060

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Renovated Charmer With So Much To Offer!

Bordering Coburg North, in a central family-friendly locale, this charming three-bedroom, single-level residence offers stylish, renovated interiors and an easy single-level floorplan, with an exciting future of possibilities and potential for market entrants, investors and developers alike.

Beautifully updated with modern enhancements and seamlessly retaining original proportions and details, a private garden aspect and welcoming central hallway introduce generous accommodations across a flexible floorplan perfect for those looking to start out in style, invest with success or downsize without compromise. Easycare flooring and a neutral palette present light-filled spaces, with generous bedrooms, fully renovated bathroom and an open-concept living and meals complemented by a well-equipped kitchen featuring stainless steel appliances leading to a private and secure rear garden. Further highlights include split system air conditioner, separate laundry and off-street parking set on an impressive 560m³ (approx.) parcel of land.

The Opportunity: An enticing chance for those looking to make their mark in a popular family neighbourhood with huge potential for multi-generational living or development opportunities. Sold individually yet available as a pair with number 34 Albert Street for a massive 1,212m² (approx.) combined land holding, emphasising the perfect dual living scenario for those with elder family members/adult children being able to live close by, live in one and rent out the other or redevelop for exciting future growth and return – the choice is yours!

The Location: Just steps from public transport with Fawkner Train Station nearby and handy connections to Sydney Road trams. Quality local schools are within easy walking distance, including St Mark's Catholic Parish Primary and Fawkner Primary, with easy accessibility to Australian International Academy, Mercy College and an exciting array of vibrant local eateries, shopping and recreational spaces, including Merri Creek Trail, Coburg Lake Reserve and Coburg Swimming Pool nearby.