

**38 Dowding Close, Fawkner, VIC, 3060**



**House For Sale**

Monday, 28 October 2024

38 Dowding Close, Fawkner, VIC, 3060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Family Living by the Park

Hamza Ali proudly presents...

Placed opposite Dowding Close Reserve, this smartly-styled, single-level residence offers a world of tranquillity and comfort for growing families, promoting picturesque indoor-outdoor spaces alongside a low-maintenance design.

A dynamic sequence of entertaining spaces begins with a formal lounge, segues past the kitchen, and reaches a natural conclusion in the large family/dining zone. The interiors spill out through east-facing sliding doors onto a pitched-roof terrace that wraps around the side of the house to connect with a neatly-landscaped backyard. The property's combination of indoor-outdoor spaces are complimented by a north-facing porch looking out onto manicured gardens and the park across the road.

The style & class which make this property so desirable are on full display in the kitchen, which boasts a full wall of solid timber cabinetry, wall-mounted appliances, and polished stone bench tops with breakfast bar.

Two large bedrooms with BIR share a family bathroom., and are joined by a master bedroom with WIR & ensuite. For further versatility is an optional fourth bedroom/study. With polished timber flooring and sheer curtains, property highlights include ducted heating, central cooling, external roller shutters, a double-garage, and off-street parking.

With no thru-traffic and a park across the road, this quiet and family-friendly pocket is further advantaged with walking distance to Moomba Park Primary & St. Matthew's Catholic Primary School. Bonwick Street village, Anderson Road shops, and Gowrie Railway Station are just moments away.

### Highlights

North-facing orientation

Landscaped front & rear gardens

Multiple outdoor entertaining settings

East-facing terrace with pitched-roof

Solid timber kitchen

Well-sized bedrooms

Formal & informal living

Polished timber flooring

Central heating & cooling

External roller shutters

Sheer curtains

Double-garage & off-street parking