



**2 Welch Street Fawkner VIC**

3 1 2

In a wonderfully quiet, family-focussed neighbourhood, abundant warmth and charm are the defining features of this pleasant post-war home sitting on 576sqm approx. Polished floorboards that balance the brightness of each of the three bedrooms are complemented by an original bathroom ripe for renovation and generous lounge, dining and kitchen that - while entirely serviceable today - have an equal appealing future. Broad undercover proportions enhance the attraction of entertaining friends and family alfresco offering a delightful garden beyond and adjacent garage/workshop with the inclusion of a second kitchen, versatile studio and enormous storage. Furthermore security shutters, alarm system, split system, off-street parking for multiple cars and ducted heating emphasise an address that's positioned to reach all manner of amenities - Gowrie Station, Bonwick Street shops, Fawkner College and Leisure Centre - with exceptional ease.

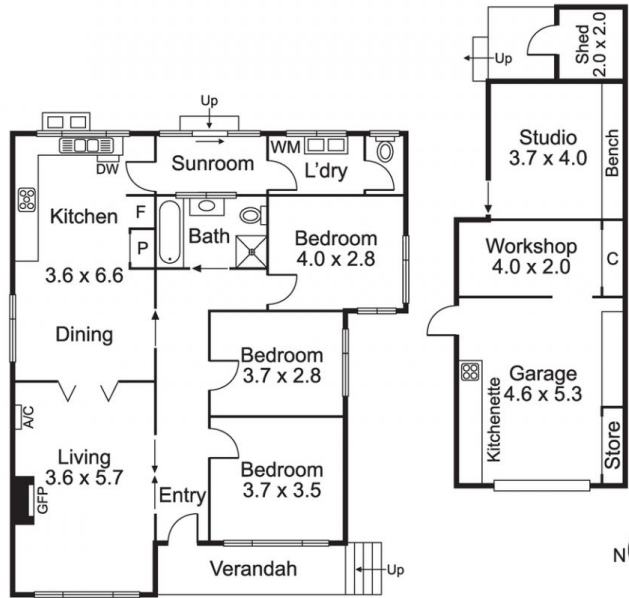
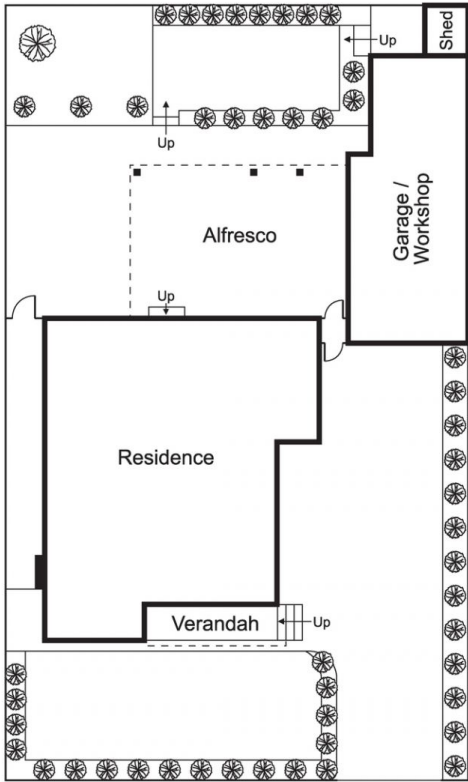
**View :** <https://www.alexkarbon.com.au/sale/vic/north/fawkner/residential/house/6209681>



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Total Internal Area: 279 sqm (Approx.)

Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.