



### 18 Mutton Road FAWKNER VIC

3 1 1

Set in one of Fawkner's most convenient pockets within easy reach of Fawkner Train Station, Merlynston and Bonwick Shopping Precincts, local schools, kindergartens, and childcare services, this three bedroom home is instantly liveable whilst offering a prime opportunity to develop, renovate or build the home of your dreams (STCA), in an area of high demand. With neighbouring precedents in place everything is in store for an easy future, with a generous level allotment of approximately 623 m2, featuring wide frontage, gated side driveway access, and north-east rear aspect - providing a wonderful canvas. The home currently presents as lounge, dining, and kitchen featuring tiled splashback and fitted with 600mm oven with 4 burner gas cooktop and dishwasher, and includes a sizeable laundry, garage, Rinnai gas heater,

**Type** : House  
**Land Size** : 623 sqm  
**View** : <https://www.peterleahy.com.au/sale/vic/north/fawkner/residential/house/7435007>



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[For full version visit the website](https://www.peterleahy.com.au)



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate