

1 Clement Court, Mill Park, Vic 3082



House For Sale

Tuesday, 14 May 2024

1 Clement Court, Mill Park, Vic 3082

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



Tarun Joshi
0493145167



Chamara Adihetty
0423904801

Auction Sat 1 June 1pm

Introducing 1 Clement Court, Mill Park - your gateway to modern living in a prime location! This immaculate residence offers an unparalleled combination of comfort, convenience, and style. Boasting 3 bedrooms, 2 bathrooms, and multiple living areas/study, this home is designed to accommodate the needs of today's families. The master bedroom features an ensuite for added privacy, while the remaining bedrooms are equipped with built-in robes, providing ample storage space for the whole family. Stay comfortable year-round with heating and cooling with split system and ducted heating ensuring a pleasant environment no matter the season. The heart of this home lies in its open plan living area, where the kitchen seamlessly flows into the lounge, creating the perfect space for entertaining guests or simply relaxing with loved ones. An additional family area adds to the spaciousness of the home, providing flexibility for growing families to spread out and enjoy their own space. In addition, 1 Clement Court presents an unparalleled opportunity for affordability amidst a market that is heating up and prices continue to rise. With interest rates remaining favourable, this property offers an excellent value proposition for discerning buyers seeking a combination of quality living and investment potential. Features: • 3 Bedrooms / 2 Bathrooms / 2 Car Garage • Great size bedrooms with multiple living areas • Covered entertaining area Land Size: 602 sqm (approx.) Hot Water Service: Gas Heating: Ducted Heating Cooling: Split system Cooling Chattels: All fixtures and fittings as inspected Deposit Terms: 10% of Purchase Price Preferred Settlement: 30/60 Days Perfectly located close to Stables Shopping Centre and surrounded by public transport, medical centres, St Francis Primary School, Mill Park Secondary College, cafes, and parklands. Only minutes to Bundoora's Brand Junction, RMIT, and Westfield Shopping Centre. Due diligence checklist - <http://www.consumer.vic.gov.au/duediligencechecklist> Privacy Policy and Privacy Collection Notice: <https://rata.harcourts.com.au/Home/Links/Privacy-Policy> Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.