

**10/2 Elizabeth Street, Rockbank, Vic 3335**



**House For Sale**

Wednesday, 29 May 2024

10/2 Elizabeth Street, Rockbank, Vic 3335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 341 m2**

**Type: House**



Stephen Azzopardi  
0393631455



Andrew Migliorisi  
0393631455

## **AUCTION I \$420,000 - \$460,000**

Nestled in the highly desirable Rockbank suburb, this meticulously maintained property exudes perfection. Ideally located, it is close to local primary and secondary schools, public transport, and offers easy access to the Western Highway. Scenic walking tracks add to the appeal, blending convenience with natural beauty. Presented by YPA Caroline Springs, this residence goes beyond the ordinary, seamlessly merging practicality with comfort. The meticulous attention to detail showcases the care and devotion invested in the property. Situated in a prestigious community, this home is not just a residence but a haven, offering a superior living experience with its blend of convenience and tranquility. Exploring this home reveals its unique charm and sophistication, with every detail thoughtfully designed to exceed expectations. With such outstanding features, it's no wonder homes like this don't stay on the market long. Features include:

- Master bedroom showcasing a walk in wardrobe and a ensuite with shower
- An additional three spacious bedrooms with built-in wardrobes
- The kitchen is located perfectly to incorporate the meals area
- Kitchen complete with ample cupboard space, gas cooktop, range hood, double wall oven and double sink
- Reverse cycle split system, landscaped gardens to the front and rear of the property
- Double car garage at the rear on remote with backyard access
- The potential rental income is \$21,900 per annum or \$420 per week (approximately) with always a strong demand for this desired location

1. AUCTION: TO BE HELD ON-SITE AT 6:30PM THURSDAY 27TH OF JUNE 2024 (UNLESS SOLD PRIOR)  
2. DEPOSIT: 10% PAYABLE AT AUCTION UPON SIGNING. PAYMENT CAN BE MADE BY ELECTRONIC TRANSFER OR CHEQUE MADE PAYABLE TO: YPA ESTATE AGENTS CAROLINE SPRINGS  
3. SETTLEMENT: 30-45-60 DAYS  
4. PLEASE REGISTER YOUR INTEREST WITH THE SALES AGENTS IF YOU ARE INTENDING TO BE BIDDING WITH THE AUCTION, SO YOU CAN BE NOTIFIED DIRECTLY OF ANY CHANGES THROUGHOUT THE SALES CAMPAIGN (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You"

**DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.