

**11 Bushfield Crescent, Coolaroo, Vic 3048**



**House For Sale**

Saturday, 2 December 2023

**11 Bushfield Crescent, Coolaroo, Vic 3048**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Michael Sassine

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**Private Sale | \$500,000 - \$520,000**

Lovingly maintained, situated in the heart of Coolaroo with only a short walk to a number of educational facilities, transport and countless nearby amenities, this ideal property on 600m2(approx..) is bursting with opportunity. This will tantalise the first home buyer, builder (S.T.C.A), investor to reap the rental rewards or renovator, attracted to restoring/extending. • A solid brick home delivering 3 bedrooms, master with built-robos. • Separate, spacious formal lounge area. • An attractive galley kitchen, fitted with upright stove, double sink, ample cupboard storage, alongside the meals area. • Your comforts are met with ducted heating and evaporative cooling, central bathroom with bathtub and a sizeable backyard with cosy rear veranda. • The lengthy driveway caters for a number of cars with entry to the single carport and rear gardens with storage shed. • All your needs are catered for with a short walk to Coolaroo South Primary School, St Mary's Coptic College and Progress reserve parklands for the sports enthusiasts • 1 km to Sirius College and Coolaroo Train Station, bus transportation at your doorstep and easy access to Hume Hwy, Pascoe Vale and Barry Roads. • Currently tenanted until 2nd of June 2024, for \$1,564pcm