

12 Alder Court, Gowanbrae, Vic 3043

Rata & Co.

House For Sale

Saturday, 18 May 2024

12 Alder Court, Gowanbrae, Vic 3043

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 452 m2

Type: House



Paul Rametta

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AUCTION Sat 15 Jun 4:30pm

Welcome to 12 Alder Court, Located in a quiet court in the highly sought suburb of Gowanbrae, this single-level three bedroom home presents a perfect lifestyle for the family to seize with the added bonus of utilising the self-contained unit. The home comprises of a large master bedroom with walk in robe & ensuite, as well as two bedrooms with built in robes, central bathroom and separate toilet. Boosting its appeal is the inclusion of a front lounge room, spacious kitchen area perfect for the avid cook with ample bench & cupboard space, breakfast bar which adjoins the dining area plus a second living room. Sliding doors from the dining area unveil a superb undercover alfresco area, perfect for entertaining family and friends all year round, being low maintenance surrounded by timber decking. The fully serviced self-contained unit is sure to be a stand out inclusion for the home, well kept with a great sized open plan kitchen/meals area serviced with one bedroom with walk in robe, ensuite and laundry, perfect for family/friends traveling and wanting to stay in the comfort of their own space or looking as added rental income. Other features of the home include ducted heating, split system cooling, full-sized laundry with ample cupboard space, remote garage with drive access to the rear yard. All of this within close proximity to Gowanbrae Community Centre, Moonee Ponds Creek Trail, Westfield Shopping Centre, Essendon Fields, Western Ring Road, Tullamarine Freeway and local play grounds. This is an opportunity that is sure not to be missed, inspection will impress! PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. 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, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.