

13 Cawood Drive, Sunshine West, Vic 3020

House For Sale

Thursday, 30 November 2023



13 Cawood Drive, Sunshine West, Vic 3020

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 593 m2

Type: House



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Nestled in the burgeoning locale of Sunshine West, an enticing investment opportunity awaits. This property, situated in a promising area, beckons with the potential for both immediate returns and long-term value appreciation. A robust brick residence stands at the forefront, boasting three generously sized bedrooms, a central bathroom with a separate toilet, and a spacious living and dining area. The kitchen, seamlessly connected to the adjoining meal area, presents an opportunity for strategic renovations to enhance both aesthetics and functionality. Adding to the allure is a permitted rear unit, a potential canvas for further value addition. Comprising a bungalow with a bedroom, living space, kitchen, and bathroom facilities, this additional unit contributes not only to the property's versatility but also to its potential rental yield. Currently, both the main residence and the rear unit are leased together until April 2024. This leasing arrangement allows for adjustments based on market conditions and the investor's strategic objectives. Strategic positioning is another feather in the property's cap. Proximity to Station station, bus routes, primary and secondary schools, retail hubs such as Talintyre Road Retail and The Avenue Shopping Centre, recreational spaces like the Buckingham Rocket Ship Playground, close to the city being only 12kms from the Melbourne CBD and accessibility to the Western Ring Road add to its appeal. The investment and living potential are further underscored by Sunshine West's evident growth and development. As a well-serviced locale with promising infrastructure and amenities, the property aligns with the broader positive trajectory of the area. To schedule a viewing or obtain additional information, please reach out to TOMMY or WILLIAM. Do not miss this chance to secure the home of your dreams. We eagerly anticipate assisting you in making this property your own. What's your next move? Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.