

13 Clarence Walk, Mickleham, Vic 3064



Sold Townhouse

Friday, 11 August 2023

13 Clarence Walk, Mickleham, Vic 3064

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jimmy Gill

0421212582

\$428,000

Nestled in the sought-after Mickleham neighborhood, this contemporary townhouse offers a sophisticated living experience with its modern design and desirable features. With 2 bedrooms, 1 bathroom, and a spacious garage, it presents an ideal opportunity for first home buyers, downsizers, or investors seeking excellent value for money. The thoughtfully designed interior showcases a master bedroom with an ensuite for privacy and convenience, while the secondary bedroom connects to a balcony that overlooks the adjacent park, providing a serene retreat with stunning views. The living and meals areas create a welcoming space for relaxation and entertainment, and the functional kitchen with stylish finishes, including Caesarstone benchtops and stainless-steel appliances, ensures a delightful culinary experience. The low-maintenance outdoor garden facility offers a tranquil setting for outdoor activities without the hassle of extensive upkeep. Additional highlights include a study, a full laundry, split-system air conditioning, and a single remote-control garage. Located near a future primary school, buses, and a range of local amenities, this townhouse provides convenience and accessibility. With a potential estimated rental return of \$1400 plus PCM, it presents an attractive investment opportunity. Mickleham itself is undergoing significant transformation, evolving into a vibrant new city with planned developments encompassing over 770 hectares. This includes the construction of new homes, a 330-hectare business park that will provide employment opportunities for 25,000 workers, a lively waterfront city Centre, a regional shopping Centre, open parklands, sporting facilities, and community areas. The ongoing development in the area further enhances the appeal of this townhouse, making it a wise investment choice in a rapidly growing and evolving neighborhood. For more information or to schedule a viewing, don't hesitate to contact Usman at 0402 688 866 or Jimmy at 0421 212 582. Experience the comfort, convenience, and warmth that this property has to offer at 13 Clarence walk, Mickleham. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.