

**13 Flicker Lane, Doreen, Vic 3754**

Rata & Co.

**House For Sale**

Wednesday, 10 April 2024

13 Flicker Lane, Doreen, Vic 3754

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mary Ali

0425782093

**AUCTION ESR \$495,000 - \$544,500**

This is the perfect opportunity for first home buyers, downsizers and astute investors to buy in one of Melbourne's fastest growing suburbs. In outstanding location with the convenience of cafes/ restaurants, schools, bus services and the Mernda Train Station within close proximity, as well as Hazel Glen College and Laurimar Town Centre only a short stroll away. Offering:- 3 bedrooms (with walk in robe and ensuite to main)- 2 bathrooms in total- Open plan kitchen, meals and spacious family living area- Kitchen includes ample bench space with breakfast bar and stainless-steel appliances- Remote controlled double lock up garage with internal access- Ducted heating and split system cooling- Low maintenance front and rear gardens Move straight in or grow your property portfolio with this great buying opportunity in fantastic location! Don't miss out on this exciting opportunity! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.