

**13 Gumdale Place, Sebastopol, Vic 3356**



**House For Sale**

Tuesday, 19 March 2024

13 Gumdale Place, Sebastopol, Vic 3356

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mark Vorstenbosch  
0437573433



Andy Tunbridge  
0422605677

## **\$395,000 to \$430,000**

Situated in a quiet complex, this modern and spacious 3-bedroom townhouse presents an amazing opportunity for the astute investor. With a large master bedroom featuring a walk-in robe and full ensuite, as well as two additional bedrooms with built-in robes, this property offers plenty of space for comfortable living. The large bathroom, complete with a separate toilet, serves the bedrooms, while the centrally located living space boasts carpeted flooring, a tiled dining area, and a modern kitchen with ample cupboard space. There is a low maintenance rear yard, a single carport with direct access and roller door, as well as central heating and split system air conditioning. This property also benefits from its prime location, with sporting facilities, schools, and local shopping amenities just moments away. Currently securely leased to a fantastic tenant at \$390 per week, this property offers a great return on investment. Don't miss out on this wonderful opportunity to expand your portfolio. Enquire now to secure your future with this exceptional property.