

**14 Aubisque Close, Fraser Rise, Vic 3336**



**House For Sale**

Monday, 18 March 2024

**14 Aubisque Close, Fraser Rise, Vic 3336**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Andrew Migliorisi  
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Stephen Azzopardi  
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## PRIVATE SALE | \$860,000 - \$899,000

Don't miss out on this incredible opportunity to own a home in the highly rated suburb of Fraser Rise, where property prices are still skyrocketing! With multiple living areas and 36 squares (approx.), this immaculate home with its functional floorplan yet impressive features is the perfect choice for you. Features Include:• Master bedroom showcasing a private balcony, ceiling fan, walk-in wardrobe, ensuite with double vanity, stone bench top and quality fittings• Additional three spacious bedrooms with built-in wardrobes (One bedroom with walk-in wardrobe, ceiling fan and ensuite)• Home office• Theatre room• The open plan kitchen is located perfectly to incorporate the meals and family space• Kitchen complete with ample cupboard space, walk in pantry, plumbing behind the fridge, glass splash back, 40mm caeser stone bench tops, stainless steel appliances including 900mm gas cooktop, wall oven, range hood, inbuilt microwave, dishwasher and double sink• Central bathroom with bathtub and quality fittings• Upstairs reading room or study• Ducted heating, evaporative cooling, high ceilings, high doors, ducted vaccum, alarm system, video surveillance, four toilets including downstairs powder room and under stairs storage space• Alfresco area with ceiling fan• Double car garage on remote with internal access• The potential rental income is \$30,242.86 per annum or \$580 per week (approximately) with always a strong demand for this desired locationFor more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal.(Photo ID is Required at all Open For Inspections, Prior to Entry)At YPA Caroline Springs "Our Service Will Move You"DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.