

15 Clements Street, Officer South, Vic 3809

House For Sale

Friday, 3 November 2023

15 Clements Street, Officer South, Vic 3809

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 426 m2

Type: House



Ryan Wallace
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Cameron Knoll
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\$879,000

Offering a secure and lucrative investment, savvy investors can take advantage of a premium 8% leaseback for 18 months, with options to extend for 6x3 months thereafter. Perfectly positioned in the newly established and thriving Kaduna Park Estate, "The Phoenix" by HomeGroup offers an exclusive opportunity to secure a premium display home and invest in your future. The bespoke façade is immediately captivating with a natural blend of stacked rock, and timber panelled gables creating a lasting impression. Tailored to family living, the expansive master bedroom boasts full walk-in wardrobe with luxury fit out and lavish ensuite with frosted frameless double shower, on-trend matte black fittings, and deluxe stone-bench double vanity. Three additional bedrooms are well appointed with built-in robes with mirror sliding doors, feature walls, and plush carpets. Serviced by the sparkling main bathroom with opulent bath, frameless shower, stone bench vanity and matte black fittings. Stepping through to the impressive raked ceilings and exquisite kitchen, anchoring the home and creating an open and connected space for the family to be together. Featuring high-end Electrolux double-ovens and 5-burner gas cooktop, sleek stone benchtops and brilliant European designed cabinetry. Further enhanced by a full butler's pantry with additional sink and bench space, avid home chefs will be in a world of their own. The dedicated rumpus room and stacker sliding doors to the undercover outdoor alfresco ensure ample space to sprawl while living or entertaining. Located amongst the vibrant Kaduna Park Estate, with easy access to the M1 freeway, access to quality education, great shops and places to explore on the weekend, this is a property which will serve you for many years to come. Purchasing a quality HomeGroup Display Home is one of the smartest investments you can make. Earn positive income with a premium lease back of 8%, well above a normal rental return and enjoy peace of mind with the best possible tenant maintaining your immaculate investment property. Upgrades include:

- Designer façade featuring stacked rock and timber panelled gables
- Luxury kitchen with stone benchtops, Electrolux appliances and butler's pantry
- 6 zoned gas ducted heating and cooling
- Squareset ceilings
- Upgraded bedroom doors
- 600mm x 600mm tiles throughout
- Plush loop pile carpets
- 2590mm high ceilings
- Raked ceilings in living area
- LED downlights throughout
- Designer pendant lights
- Exposed aggregate driveway
- Shadow lined roof outside
- Leasing terms: 8% lease back for 18 months with option for 6x3 months thereafter

Private inspections available. Contact Ryan or Cameron for more information today.