

**15 Florentino Street, Wollert, Vic 3750**



**Unit For Sale**

Wednesday, 12 June 2024

15 Florentino Street, Wollert, Vic 3750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Unit**



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**\$380,000 - \$418,000**

Experience expansive living in this thoughtfully designed two-bedroom townhouse, situated in the thriving and sought-after Eucalypt Residential Estate. Join a vibrant community and enjoy modern conveniences in a rapidly growing area. Perfect for first-time homebuyers or investors, this well-maintained property boasts a spacious, fully tiled open living area leading to a large, low-maintenance courtyard, ideal for summer gatherings. The galley-style kitchen, featuring ample storage and stainless steel European appliances, complements the modern layout. The ground floor also includes a powder room and a roomy European laundry. Upstairs, find two large bedrooms with built-in robes, a central bathroom, and a dedicated study space in the master bedroom, perfect for working from home. Enjoy convenient access to the Hume Freeway for an easy commute to Melbourne CBD. The townhouse is minutes away from the Aurora Shopping Centre, the beautiful Aurora Adventure Park, Edgars Creek Primary & Secondary College, the upcoming Wollert East Primary School, and all essential civic amenities. Thyme Park and playground are just around the corner, perfect for children's activities and socializing. Land size: 126m<sup>2</sup> Deposit: 10% of the purchase price Settlement preference: 30/45/60 days Rental assessment: \$420-\$450 per week