

**15 Hammersley Place, Caroline Springs, Vic 3023**



**House For Sale**

Wednesday, 10 April 2024

15 Hammersley Place, Caroline Springs, Vic 3023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 880 m2**

**Type: House**



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## PRIVATE SALE | \$950,000 - \$999,000

With a flowing floorplan and incredible charm – this family home is loaded with potential and full of personality. Positioned conveniently within close proximity to gorgeous park lands, quality primary and secondary schools, local shops, public transport, Caroline Springs Town Centre, Caroline Springs train station and easy access to Western Highway. This stunning property is the whole package offering multiple living areas, space and land measuring 880m<sup>2</sup> (approx.) ready for the entire family to enjoy. Features include:

- Master bedroom showcases walk-in wardrobe and ensuite with floor to ceiling tiles
- Additional three spacious bedrooms with built-in wardrobes (two with ceiling fans)
- Front formal lounge
- The kitchen is located perfectly to incorporate the meals with two natural sky lights and family area with an open fire place
- Kitchen complete with 40mm stone bench tops, ample cupboard space, plumbing behind the fridge, walk-in pantry, 900mm freestanding oven with gas cooktop, range hood, double sink and dishwasher
- Central bathroom with floor to ceiling tiles and bathtub
- Refrigerated cooling, ducted heating, reverse cycle split system unit, ducted vacuum, video surveillance, two toilets, garden shed and landscaped gardens
- Pergola area with water feature
- Double car garage on remote
- Single carport
- A sparkling solar heated/salt chlorinated inground swimming pool
- Side access is available to park the boat or caravan
- The potential rental income is \$33,892.86 per annum or \$650 per week (approximately) with always an overwhelming demand for this desired location

This extraordinary residence resides within close proximity to exquisite parklands, public transport, quality primary and secondary schools, shops and so much more! it's an opportunity not to be missed. For 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.