

16 Maloney Avenue, Craigieburn, Vic 3064



House For Sale

Thursday, 14 March 2024

16 Maloney Avenue, Craigieburn, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 401 m2

Type: House



Moey Khalil
0413729247

Auction Saturday 13th April 2024 AT 10:00AM

In the dynamic landscape of real estate investment, certain properties stand out as prime opportunities for both homeowners and investors. A residence situated in Craigieburn, within walking distance to Newbury School, Highlands Shopping Centre, Pelican Childcare, Community Centre, and the Highlands Hotel, presents an enticing proposition. Boasting not only convenience and accessibility but also promising potential for growth and lucrative rental income, this property type represents a strategic investment choice in the heart of Craigieburn. The location of this residence within walking distance to essential amenities is a significant drawcard. Newbury School offers families the assurance of quality education for their children, while Pelican Childcare provides convenience and peace of mind to working parents. Additionally, the nearby Highlands Shopping Centre caters to residents' daily needs, with a diverse range of retail outlets, dining options, and services. The presence of a community centre fosters a sense of belonging and engagement within the neighborhood, while the Highlands Hotel serves as a social hub for residents to unwind and socialize. This proximity to essential amenities enhances the quality of life for residents and adds intrinsic value to the property. Beyond its immediate surroundings, Craigieburn boasts significant potential for growth and development. As a thriving suburb on the outskirts of Melbourne, it is experiencing rapid expansion and urbanization. Infrastructure projects, such as improved transport links and community facilities, are underway, further enhancing the area's appeal. With increasing demand for housing and limited supply, property values in Craigieburn are poised for substantial appreciation in the foreseeable future. This presents an attractive opportunity for investors seeking to capitalize on capital gains and rental income. Furthermore, the potential for rental income adds another layer of appeal to investing in this property type. With its strategic location and proximity to essential amenities, the residence is well-positioned to attract tenants seeking convenience and accessibility. The high demand for rental properties in Craigieburn, driven by population growth and employment opportunities, ensures a steady stream of rental income for investors, providing a reliable source of cash flow and long-term returns on investment. In conclusion, investing in a residence in Craigieburn, within walking distance to essential amenities and boasting promising growth potential, presents a strategic opportunity for homeowners and investors alike. The convenience of proximity to schools, shopping centers, childcare facilities, and community services, coupled with the promise of substantial appreciation in property values and lucrative rental income, makes this property type an attractive proposition in the heart of Craigieburn. By recognizing and embracing the inherent opportunities of this investment, individuals can secure their financial future and reap the rewards of owning a property in this vibrant and rapidly growing suburb. Please contact Bobby Kosuri on 0421 162 787 for any further assistance. Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>