

**16 Rumen Street, Wyndham Vale, Vic 3024**



**House For Sale**

Thursday, 7 March 2024

16 Rumen Street, Wyndham Vale, Vic 3024

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Stephen Azzopardi  
0393631455



Andrew Migliorisi  
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## **PRIVATE SALE | \$700,000 - \$750,000**

Wyndham Vale is a thriving suburb known for its blend of convenience, education, and entertainment. Residents enjoy easy access to essential amenities, creating a seamless daily routine. Families benefit from nearby esteemed educational institutions like Ngarri Primary School, fostering a nurturing environment for children's development. Local shops, including an IGA, promote community engagement, enhancing the area's social fabric. For leisure and shopping, the nearby Werribee Pacific shopping center offers a diverse range of options, further adding to the suburb's appeal as a recreational hub. Seamless transport connectivity ensures easy access to the wider city and beyond, making commuting or exploring surrounding areas effortless. With property prices steadily rising, Wyndham Vale presents promising investment opportunities for discerning investors. Its growing popularity, coupled with desirable features and amenities, underscores its investment potential. In essence, Wyndham Vale offers suburban living at its finest, blending natural beauty, modern comforts, and promising prospects for both residents and investors. Features Include: • Master bedroom showcasing a walk-in wardrobe and ensuite with quality fittings • Additional four spacious bedrooms all with built-in wardrobes • Separate front formal lounge • Open plan kitchen is located perfectly to incorporate the large meals area • Kitchen complete with ample cupboard space, walk-in pantry, stainless steel appliances including free standing gas cooktop, electric oven, range hood, dishwasher and double sink • Central bathroom with bathtub and shower • Ducted heating, evaporative cooling, alarm system, double block out blinds and two toilets • Double car garage on remote with internal access • The potential rental income is \$25,028.57 per annum or \$480 per week (approximately) with always a strong demand for this desired location (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.