

16 Trophis Street, Kalkallo, Vic 3064



House For Sale

Friday, 24 May 2024

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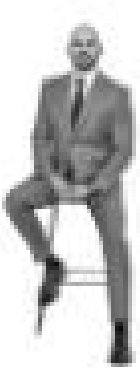
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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\$650,000 - \$690,000

Welcome to an exceptional opportunity to secure a modern 4-bedroom brick home in this rapidly developing estate of Kalkallo. Perfect for families and new home buyers, this residence offers a blend of contemporary design and future potential, making it a prime investment in a flourishing community.

Property Features:

- **Bedrooms:** The home features 4 spacious bedrooms, including a master suite with an ensuite bathroom and walk-in robe, providing a private oasis. The remaining three bedrooms come with built-in robes, ensuring ample storage for all occupants.
- **Bathrooms:** A shared bathroom serves the additional bedrooms, designed with modern fixtures for convenience and style.
- **2 Living Areas:** Enjoy the expansive open-plan kitchen, dining, and lounge area, perfect for family gatherings and entertaining. A second formal lounge/theatre area offers a quiet retreat for relaxation or more intimate gatherings.
- **Study Nook:** A dedicated study nook provides an ideal space for work or study, enhancing the home's functionality.
- **Kitchen:** A sleek, modern kitchen offering essential appliances, making it ideal for straightforward meal preparation.
- **Alfresco Area:** The long alfresco area extends the living space outdoors, perfect for entertaining or unwinding after a long day.
- **Garage:** A 2-car garage offers secure parking and additional storage options.
- **Land Size:** Situated on a 400m² flat block, the property boasts a generous backyard perfect for the kids to play, planting veggies/fruit trees, or fulfilling other landscaping desires.

Future Potential and Community Growth: Kalkallo is on the path of significant growth, promising a vibrant future for residents. The estate is already home to highly rated schools such as Hume Anglican Grammar, ensuring quality education for families. The newly established Kallo Town Centre provides convenient access to essential shopping and dining options. Looking ahead, multiple new developments are set to enhance the community's appeal:

- **Second Retail Shopping Centre:** Upcoming developments include an additional retail centre, offering more shopping and dining choices.
- **New Schools:** Plans for more educational institutions will cater to the growing number of families.
- **Improved Accessibility:** A new access point to the Hume Freeway will facilitate easier commutes and connectivity to Melbourne CBD and surrounding areas.

Estimated Rental Return: \$540 - \$560 per week

For further inquiries or to arrange a viewing of this remarkable property, please contact Sahil Kakar and Russell Evans from Emyrean Realty.

Due Diligence Checklist for Residential Property Buyers: <http://www.consumer.vic.gov.au/duediligencechecklist>

NOTICE: While the vendor, agent, and agency have diligently strived to ensure the accuracy and truthfulness of the provided information, they assume no liability and hereby disavow any responsibility for errors, inaccuracies, or misrepresentations present within. Prospective buyers are advised to conduct their own investigations to authenticate the information presented herein.