

17 Clements Street, Officer South, Vic 3809

Sold House

Friday, 3 November 2023

17 Clements Street, Officer South, Vic 3809

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 466 m2

Type: House



Ryan Wallace
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Cameron Knoll
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\$900,000

Offering a secure and lucrative investment, savvy investors can take advantage of a premium 8% leaseback for 18 months, with options to extend for 6x3 months thereafter. Perfectly positioned in the newly established and thriving Kaduna Park Estate, "The California" by HomeGroup offers an exclusive opportunity to secure a premium display home and invest in your future. Creating a commanding street presence the immediately captivating façade utilises a unique blend of brick, render and tiles, accentuated by the raised roof. Designed to enhance family living, the expansive master bedroom is a haven complete with full walk-in wardrobe with luxury fit out and opulent ensuite with lavish freestanding bath, glistening floor-to-ceiling tiles, frameless shower, deluxe stone-bench double vanity, and double recessed mirrors. Three additional bedrooms are well appointed with built-in robes with mirror sliding doors, feature walls, and plush carpets. Serviced by the sparkling main bathroom with deluxe bath, frameless shower, and stone bench vanity. Multiple spacious living areas accommodate for sprawling families, with theatre room perfect for weekend movie nights and the open plan kitchen the true heart of the home. Home chefs will relish the sleek stone benchtops, clean finishes, stainless steel appliances, 900mm freestanding gas cooker, island bench with breakfast bar, ample bench and cupboard space with butler's pantry. Undercover outdoor alfresco ensures effortless indoor/outdoor entertaining. While a clever study nook offers versatility to work-from-home or as a kids play area. Located amongst the vibrant Kaduna Park Estate, with easy access to the M1 freeway, access to quality education, great shops, and places to explore on the weekend, this is a property which will serve you for many years to come. Purchasing a quality HomeGroup Display Home is one of the smartest investments you can make. Earn positive income with a premium lease back of 8%, well above a normal rental return and enjoy peace of mind with the best possible tenant maintaining your immaculate investment property. Upgrades include:

- Designer façade featuring brick, render and tiled finish
- Luxury kitchen with stone benchtops, Westinghouse appliances and butler's pantry
- 6 zoned gas ducted heating and cooling
- Plush loop pile carpets
- 2590mm high ceilings
- LED downlights throughout
- Designer pendant lights
- Exposed aggregate driveway
- Leasing terms: 8% lease back for 18 months with option for 6x3 months thereafter

Private inspections available. Contact Ryan or Cameron for more information today.