

# 18 Magnolia Road (Greenwood Estate), Junction Village, Vic 3977

## House For Sale

Saturday, 13 April 2024



18 Magnolia Road (Greenwood Estate), Junction Village, Vic 3977

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 411 m2

Type: House



Matthew Bonnett  
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## **\$771,039 - Rental Return of \$800 P/W**

Investors, seize the chance to own this brand-new 3-bedroom co-living house in the highly sought-after Greenwood Estate, Junction Village. With each bedroom boasting its own ensuite, this spacious house offers the perfect setup for multiple tenants, maximizing rental returns compared to traditional house renting. Strategically positioned in close proximity to Royal Botanical Gardens Cranbourne and short drive to key amenities such as Botanic Ridge Village Shopping Centre, Cranbourne Park Shopping Centre, Cranbourne train station and schools, as well as an array of dining and entertainment options, this property ensures convenience and appeal for potential tenants.

**INCLUSIONS:**

- Fixed slab and site costs including rock removal
- Clothesline wall mounted with concrete pad and Letterbox
- Coloured concrete to Driveway, Porch and Outdoor Living Area
- Boundary Fencing & Landscaping to front and rear yards
- Flyscreens and window locks to all operable windows
- LED Downlights to Living areas, Oyster Light Fittings to other rooms
- 900mm stainless steel kitchen appliances including dishwasher
- 20mm Caesarstone benchtops throughout
- Quality floor coverings throughout
- Split system to family room & bedroom 1
- Roller blinds (single) to windows and sliding doors (excludes bathrooms, ensuite & toilet)

**ADDITIONAL INCLUSIONS/VARIATIONS:**

- Keyed lock sets to all bedrooms
- Split system to all bedrooms
- Delete Ducted Heating
- Sliding external door to all bedrooms and MPR
- 3 x lockable pantries
- 3 x lockable storage cupboards to garage

Secure this property today - Contact Matt (0410 692 304) to make this lucrative investment yours. Price and information are subject to change without notice. Base price includes standard brick façade. House is to be constructed. Images are for illustration purposes only. Indicated weekly rent return is approximate only for a fully occupied & furnished similar Co-Living house, based on current market rents. Contact the consultant for details. \*POS Lot: 802 Property Code: 5884