

19 Armstrong Walk, Fraser Rise, Vic 3336



Townhouse For Sale

Thursday, 9 November 2023

19 Armstrong Walk, Fraser Rise, Vic 3336

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 266 m2

Type: Townhouse



Andrew Migliorisi
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Stephen Azzopardi
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PRIVATE SALE | \$590,000 - \$640,000

Don't miss out on this incredible opportunity to own a home in the highly rated suburb of Fraser Rise, where property prices are still skyrocketing! Whether you're a first-time buyer, savvy investor, or looking to downsize, this immaculate park facing home with its simple yet impressive features is the perfect choice for you. Features Include:

- Master bedroom showcasing a his and hers walk-in wardrobe, balcony with park views and ensuite with stone bench top and quality fittings
- Additional two spacious bedrooms with built-in wardrobes
- Front formal lounge
- The open plan kitchen is located perfectly to incorporate the meals and family space
- Kitchen complete with ample cupboard space, walk in pantry, 40mm caesar stone bench tops, stainless steel appliances including 900mm gas cooktop, electric oven, range hood, dishwasher and double sink
- Central bathroom with bathtub, stone bench top and quality fittings
- Upstairs retreat
- Two reverse cycle splits system units, high ceilings, three toilets including downstairs powder room and under stairs storage space
- Double car garage on remote
- Side access opportunity is available
- The potential rental income is \$26,071.43 per annum (\$500pw) with always a strong demand for this location. You will be spoilt for choice with the location being so close to gorgeous park lands, sporting precinct (George Cross FC), quality primary and secondary schools (Springside West Secondary College), local shops (IGA), nearby shopping centres (Watergardens/CS Square), transport facilities and is sure not to last long!

For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (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.