

2/3 Sovereign Boulevard, Melton West, Vic 3337



Townhouse For Sale

Friday, 14 June 2024

2/3 Sovereign Boulevard, Melton West, Vic 3337

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: Townhouse



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\$459,000 - \$479,000

Nestled in the sought-after Sovereign Gardens, this impeccably maintained two-story townhouse offers contemporary living with all the conveniences you could desire. This stylish home features:- Three Bedrooms: The master bedroom boasts a full ensuite and a walk-in robe (WIR), while the remaining bedrooms are fitted with built-in robes (BIRs).- Spacious Living Areas: Enjoy the open-plan meals and family rooms, perfect for family gatherings and entertaining.- Modern Kitchen: Equipped with stainless steel appliances, stone bench tops, and a dishwasher, this kitchen is both functional and elegant.- Double Garage: Benefit from the convenience of a double garage with a remote-controlled roller door.- Year-Round Comfort: Ducted heating and split system cooling ensure the property is comfortable in all seasons.- Convenient Amenities: Two separate toilets, plus an additional one in the ensuite, add to the home's practicality.- Low Maintenance Outdoor Space: The fully landscaped courtyard provides a serene outdoor retreat with minimal upkeep. Located in Melton West, this property is close to a range of local amenities. Sovereign Gardens is known for its family-friendly environment and proximity to:- Woodgrove Shopping Centre: Just a short drive away, offering a variety of retail stores, cafes, and restaurants.- Melton Waves Leisure Centre: Perfect for fitness enthusiasts and family fun with its pools, gym, and recreational facilities.- Local Schools: Within easy reach of Melton West Primary School and Catholic Regional College Melton, ensuring excellent educational opportunities for families.- Parks and Recreation: Nearby parks and green spaces, including Navan Park, offer plenty of outdoor activities and relaxation options.- Public Transport: Convenient access to bus services and Melton Train Station, providing easy commuting options to Melbourne and surrounding areas. Investor Highlights: Low Land Tax: With a compact land size, this property incurs lower land tax, enhancing your investment returns. Prospective Rental Return: The modern amenities, low maintenance, and prime location make this townhouse highly attractive to renters, ensuring a steady rental income. Currently rented to a long term tenant. This fantastic property offers a perfect blend of modern living, convenience, and lifestyle, making it an ideal choice for both homeowners and investors. Don't miss the opportunity to make this townhouse your new home or investment property. Important Information for Buyers: When purchasing property in Victoria, it is crucial to be aware of the due diligence checklist provided by Consumer Affairs Victoria. This checklist helps buyers identify potential issues with the property, including building permits, planning controls, and environmental factors. Additionally, ensure you understand the cooling-off period, contract of sale, and any special conditions that may apply. For more details, visit the Consumer Affairs Victoria website. Choose First National Real Estate Melton: At First National Real Estate Melton, we pride ourselves on delivering exceptional service and local expertise to help you find your perfect home or investment property. With our comprehensive knowledge of the Melton West area and a commitment to personalized client care, we make the buying process smooth and stress-free. Contact us today to discover how we can assist you in making your real estate dreams a reality. Please check open times or call Jade Carberry 0424 929 727 to arrange a private inspection