

**2/350 Camp Road, Broadmeadows, Vic 3047**



**Villa For Sale**

Friday, 19 April 2024

2/350 Camp Road, Broadmeadows, Vic 3047

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 171 m2**

**Type: Villa**



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**EOI: \$465k - \$505k**

Expressions Of Interest Ending Tuesday 21st May 2024 @ 5pm Nestled in the heart of the thriving Broadmeadows area, 2/350 Camp Road presents a charming opportunity for discerning buyers. This 2-bedroom, 2-bathroom Villa Unit expresses modern comfort and convenience in a rapidly growing locale. Designed for easy living, this home boasts a low-maintenance open-plan layout that seamlessly integrates the living, dining, and kitchen areas. The inviting courtyard provides a private oasis, perfect for relaxing or entertaining guests. Ideal for a range of buyers including first home buyers, downsizers, retirees, young families, and investors seeking to expand their portfolio, this property offers versatility and value. Convenience is key, with schools, parks, eateries, shops, and transport options all within close proximity, ensuring a lifestyle of ease and accessibility. Don't miss out on this opportunity to secure a piece of Broadmeadows' promising future. Arrange your inspection today and step into the next chapter of comfortable living. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Villa Unit • Built-in 2008 approx. • Land size of 171m<sup>2</sup> approx. • Building size of 11sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with black glass appliances including a dishwasher, ample benchtops, cupboard space & pantry, tiled splash back, finished with tiled flooring • Sizeable open-plan meals & living zone with tiled flooring • 2-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, separate & combined toilet & tiled flooring • Laundry with single trough • Ducted heating & split system cooling in all main areas • Additional features include a security alarm system, high ceilings, roller blinds & curtains, solar panels x15 6.6kw, plus more • Established gardens with a courtyard, trees, garden beds & turf • Single remote garage • Potential Rental: \$480 - \$520 p/w approx.

**THE AREA:** • Close to Broadmeadows Shopping Centre. Broadmeadows train station & bus hub • Surrounded by parks, reserves, gyms & schools • And only 15km from the CBD with easy to City Link, Ring Road, & airport access • Zoned Under City of Hume - Neighbourhood Residential Zone

**THE CLINCHER:** • Enjoy hassle-free living with low maintenance, letting you focus on what truly matters • Immaculately maintained, showcasing care and attention to detail throughout

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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