

2 Higgins Street, Fraser Rise, Vic 3336



Sold House

Wednesday, 6 December 2023

2 Higgins Street, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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Stephen Azzopardi
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\$725,000

Situated in one of the best pockets of Fraser Rise, stands this great property which has no wasted space, promotes simple living & will instantly impress any family, first home buyer or investor with approx 29 squares under the roof line. 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! Features Include: • Master bedroom showcasing a walk-in wardrobe and ensuite • Additional three spacious bedrooms with built-in wardrobes • Front formal lounge • The open plan kitchen is located perfectly to incorporate the meals and family area • Kitchen complete with ample cupboard space, caeser stone bench tops, stainless steel appliances including 900mm freestanding oven with gas cooktop, range hood, dishwasher and double sink • Central bathroom with bathtub • Upstairs retreat with balcony access • Ducted heating, evaporative cooling, high ceilings, three toilets including a downstairs powder room, under stairs storage space • Double car garage on remote with internal access • Side access is available allowing room for the boat or caravan • The potential rental income is \$26,071.43 per annum (\$500pw) with always a strong demand for this location (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