

# 2 Mavis Court, Broadmeadows, Vic 3047

## House For Sale

Wednesday, 12 June 2024



2 Mavis Court, Broadmeadows, Vic 3047

Bedrooms: 4

Bathrooms: 2

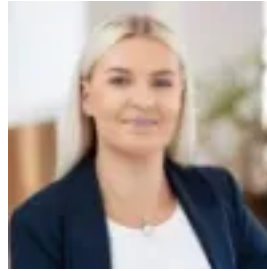
Parkings: 4

Area: 611 m2

Type: House



Richard Ali  
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## AUCTION | \$660,000

Quietly positioned at the end of a family-friendly court in a very accessible location on a flat block of land measuring approx. 611m<sup>2</sup>, this neat and well-presented home offers an incredible dual-income investment opportunity, with the main home plus a fully self-contained studio at the rear. Both properties are currently leased and returning \$1825 pcm for the house, and \$1347 pcm for the bungalow. Original timber floors feature all through the home, which offers a fresh neutral palette, recently painted throughout. The classic layout features entry into the spacious separate lounge, surrounded by three good size bedrooms (two with built-in robes), a neat and tidy kitchen incorporating a meals area, central bathroom, and separate WC and laundry. At the rear of the home, a fully self-contained studio offers a practical space for teens or extended family, with a full modern kitchen, robed bedroom and ensuite. Behind the large front yard through lockable gates, there's a double carport leading to a steel double garage at the end of a long driveway, and an ample rear yard for the kids to play. Additional features include split system heating/cooling, wall heater, evaporative cooling and alarm system. The impressive location only adds value, just moments away from Camp Road with public transport services connecting to Broadmeadows central shopping, community facilities, medical services and amenities, parks and playgrounds with Jack Roper Reserve a short walk away, primary and secondary schools and sporting facilities; and easy vehicle access to Sydney Road/Hume Hwy and other major arterials offers convenience from every angle.