

20 Wren Parade, Fraser Rise, Vic 3336



House For Sale

Wednesday, 29 May 2024

20 Wren Parade, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



Stephen Azzopardi
0393631455



Andrew Migliorisi
0393631455

AUCTION I \$800,000 - \$850,000

This exquisite family home, situated in one of Fraser Rise's most desirable areas, offers a perfect blend of quality and functional design that will immediately captivate any family. Encompassing approximately 32 squares under the roof, this residence is meticulously designed with no wasted space, ensuring an efficient and comfortable living environment. Positioned in a highly sought-after pocket, this home provides a serene and welcoming neighbourhood ambiance, with beautiful parklands perfect for leisurely strolls and the nearby George Cross FC sporting precinct offering numerous opportunities for sports and outdoor activities. Families will benefit from close access to top-quality primary and secondary schools, including the esteemed Springside West Secondary College. Just a short distance away are local shops like IGA and Taylors Hill Village, along with major shopping centres such as Watergardens and CS Square, making shopping trips and daily errands incredibly convenient. Additionally, this location is well-served by transport facilities, offering easy and efficient connectivity to various parts of the city and beyond. This property seamlessly combines the best aspects of suburban living with the convenience of nearby amenities, making it an ideal choice for families seeking a spacious, functional, and well-located home in Fraser Rise. Don't miss the opportunity to make this exceptional home yours, as it is sure to be in high demand!

Features Include:

- Master bedroom showcasing a built-in wardrobe, walk-in wardrobe and ensuite with stone bench top, floor to ceiling tiles, double vanity, double shower, in built sauna and quality fittings
- Additional three spacious bedrooms with built-in wardrobes
- The open plan kitchen is located perfectly to incorporate the meals and family area
- Kitchen complete with ample cupboard space, walk-in open pantry, mirror splash back, 40mm caeser stone bench tops, stainless steel appliances including 900mm free standing oven with cooktop, range hood, dishwasher and double sink
- Central bathroom with stone bench top, bathtub and quality fittings
- Threate Room, gas long fire place, study room, low maintenance gardens front and back
- Evaporative cooling and ducted heating, floating floorboards, high ceilings, high doors, video intercom, g, extra wide exposed aggregate driveway and landscaped gardens to the front and rear of the property
- 2nd kitchen space at the rear of the home featuring a gas cooktop and electric oven
- Alfresco area with a ceiling fan and merbau timber decking
- Double car garage on remote with internal access

• The potential rental income is \$31,285.71 per annum (\$600pw) with always a strong demand for this location. 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.

1. AUCTION: TO BE HELD ON-SITE AT 1:30PM SATURDAY 29TH OF JUNE 2024 (UNLESS SOLD PRIOR)
2. DEPOSIT: 10% PAYABLE AT AUCTION UPON SIGNING. PAYMENT CAN BE MADE BY ELECTRONIC TRANSFER OR CHEQUE MADE PAYABLE TO: YPA ESTATE AGENTS CAROLINE SPRINGS
3. SETTLEMENT: 30-45-60 DAYS
4. PLEASE REGISTER YOUR INTEREST WITH THE SALES AGENTS IF YOU ARE INTENDING TO BE BIDDING WITH THE AUCTION, SO YOU CAN BE NOTIFIED DIRECTLY OF ANY CHANGES THROUGHOUT THE SALES CAMPAIGN (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. Garden images are artist's impression and are for illustrative purposes only.