

25 Mamic Boulevard, Fraser Rise, Vic 3336



Townhouse For Sale

Saturday, 10 February 2024

25 Mamic Boulevard, Fraser Rise, Vic 3336

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: Townhouse



Lynda Lazaridis

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\$660,000 - \$674,300

Introducing 25 Mamic, an exquisite property that fulfills your aspirations of living in Fraser Rise. This stunning family home offers low maintenance living in a prime location. This residence boasts a perfect blend of simplicity and desirable features. It is designed to cater to a variety of residents, including singles, couples, young families, downsizers, and investors. Comprising three bedrooms, two bathrooms, a powder room, and a double garage, this property also includes a small courtyard for your enjoyment. The kitchen is equipped with top-of-the-line 900mm SMEG stainless steel appliances, ensuring a premium cooking experience. Additionally, all bedrooms and the formal lounge room are equipped with security shutters, providing peace of mind. Security doors are also installed at the front and sliding doors for added protection. This home stands out from the rest, as it boasts an array of upgrades. The master bedroom features a large walk-in robe and an ensuite with a reverse cycle split system. Furthermore, there are four reverse cycle split system units throughout the property, ensuring optimal comfort in every room. Other notable features include high ceilings, three toilets (including a powder room), floating floorboards, a pergola area, and a double remote-controlled garage. The evolving neighborhood offers the potential for a rental income of \$475.00 per week. For those who work from home, this property provides the added benefit of optic fiber connectivity, ensuring fast and reliable internet access. Features:

- Large Master Bedroom with a large WIR and Ensuite
- 900mm SMEG stainless steel appliances,
- Security Shutters to all bedrooms and formal lounge room.
- Security Doors to both front and sliding door.
- 4 reverse cycle split system units
- High ceilings
- Three toilets including powder room.
- Floating floorboards
- Double car garage (remote)
- Optic Fibre internet.

Don't miss out on this opportunity to own a stylish three-bedroom residence in Fraser Rise, just a stone's throw away from parks and all the amenities you need. Contact Lynda Lazaridis at 0481 591 932 to arrange a viewing and secure your spot in the desirable Fraser Rise neighbourhood.