

**25 Scatter Road, Fraser Rise, Vic 3336**



**Sold House**

Thursday, 17 August 2023

25 Scatter Road, Fraser Rise, Vic 3336

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$610,000**

A NEWLY CONSTRUCTED modern double storey home is situated in a quiet family orientated pocket of Fraser Rise. Immaculately presented with quality fittings and furnishings throughout this stylish home will instantly impress any buyer. • Upstairs the open plan living space incorporates an on-trend kitchen which features a stone top island bench, ample cupboard space, stainless steel appliances including gas cooktop, electric oven and rangehood, large space for a double fridge freezer with cold water point, provisions for a dishwasher and microwave and a double sink. • A study nook is nestled in the open family area leading outside to the generous sized balcony fitted with a ceiling fan that is a great entertaining area to enjoy a meal with family and friends or watching a sunset • The master bedroom upstairs showcases a large ensuite with a 1300mm shower, stone bench tops, ceiling fan and walk-in robe • The ground level comprises of two spacious bedrooms with built-in wardrobes, ceiling fans and split systems • Main bathroom has a free-standing bath, stone bench tops and separate WC • The laundry has a full sized linen cupboard and sliding door access to rear yard

Features Include: • Double car garage on remote with internal access and rear yard access • Front security door • Low maintenance landscaped gardens to the front and rear of the property • Rear access to backyard from third bedroom sliding door • Three heating and cooling split systems and ceiling fans • Mirrored sliding doors in bedrooms two & three • Floating floorboards and carpets • Stone bench tops • Soft close cabinets • Heated light lamps in ensuite and main bathroom • Free Standing Bath • 1300mm ensuite shower • Blinds throughout • Movable island bench • Balcony • The potential rental income is \$23,464.29 per annum (\$450.00pw) with always a strong demand for this location. The property location is close to family friendly parklands and dog parks, existing and proposed primary and secondary schools, local shops and the larger Watergardens Shopping Centre is only 10 mins away, transport facilities and nearby train station. (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.