

**26 Valencia Street, Weir Views, Vic 3338**

**House For Sale**

Friday, 17 May 2024



26 Valencia Street, Weir Views, Vic 3338

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jignesh Kapadia  
0499999960



Neelam Kapadia  
0433102344

**Brand new : \$540,000 to \$580,000**

Spica Real Estate is proud to present 26 Valencia Street, Weir views in Exford Waters Estate. An exceptional turnkey home provides the perfect opportunity for the first home buyers to enter the market in a brand-new home without having to worry about the build. This brand new property features four bedrooms, two bathrooms, kitchen, separate dining and family area with low maintenance yard for maximum ease and comfort. This property sits conveniently near a range of amenities, including primary and secondary schools, kindergartens, and the new Opalia Shopping Centre, which is just a short walk away. A quick drive will take you to the Melton train station, Wood grove Shopping Centre and near by other amenities. We make it simple:- Land size: 313 m<sup>2</sup>, Home size: 19 square or 172 m<sup>2</sup>(approx.)- 4 bedrooms, 2 bathrooms & a double lock up garage - Master bedroom with double vanity ensuite and walk in robe, remaining beds with built in robes-2700 mm ceiling heights throughout.-Polished edge mirror to full width vanity in ensuite-Soft close drawers and cupboards- Remote Controlled double Garage- Fully Landscaped front and backyard- Kitchen with 40 mm stone benchtop-Modern central bathroom with bathtub-Spacious Laundry- Concrete perimeter around the house and exposed aggregate driveway-Expected rental returns \$500 per week- 1st Home buyers can be eligible for \$10k Government Grant - Abundant anticipated "Capital Growth" predicted! Please call Jignesh on 0499 999 960 or Neelam on 0433 102 344 now for further information or to arrange an inspection. This property is vacant and available to inspect 7 days a week with prior appointment. Photo ID must be presented upon all open & private inspections. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspection.\* Floor plan dimensions are for guide only. DISCLAIMER: The information contained herein has been obtained through sources deemed reliable by Spica Real estate but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Buyer must do their own due diligence for all grants and govt benefits.