

**27 Mandalay Parade, Fraser Rise, Vic 3336**



**Sold House**

Friday, 27 October 2023

27 Mandalay Parade, Fraser Rise, Vic 3336

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 462 m2**

**Type: House**



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**\$750,000**

Don't miss out on this incredible opportunity to own a home in the highly rated suburb of Fraser Rise, where property prices are still skyrocketing! This immaculate home with its simple yet impressive features is the perfect choice for you. Features Include: • Master bedroom showcasing a walk-in wardrobe and full ensuite with quality fittings • Additional three spacious bedrooms with built-in wardrobes • Separate formal lounge • The open plan kitchen is located perfectly to incorporate the meals and family space • Kitchen complete with ample cupboard space, caesar stone bench tops, stainless steel appliances including 900mm free standing oven with gas cooktop, range hood, dishwasher and double sink • Central bathroom with bathtub and quality fittings • Ducted heating, evaporative cooling, reverse cycle split system unit, high ceilings, solar panels, video surveillance and garden shed • Alfresco area • Double car garage on remote with internal access • The potential rental income is \$28,678.57 per annum (\$550pw) with always a strong demand for this location. You will be spoilt for choice with the location being so close to gorgeous park lands, sporting precinct (George Cross FC), quality primary and secondary schools (Springside West Secondary College), local shops (IGA), nearby shopping centres (Watergardens/CS Square), transport facilities and is sure not to last long! 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.