

**276 Clarkes Road, Brookfield, Vic 3338**

**House For Sale**

Tuesday, 28 May 2024



276 Clarkes Road, Brookfield, Vic 3338

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 338 m2**

**Type: House**



Ashwin Sharma

0420599757

**\$490,000 - \$530,000**

This is a perfect opportunity for investors and families alike. Leased until January 2025 and bringing in a rental income of \$420 per week, this is an ideal opportunity for anyone looking to enter the market. Offering the convenience of a double lock up garage with internal access into entry hall, open plan kitchen and living/dining area plus separate study. All bedrooms with built in wardrobes. Situated near parks, schools and shopping. North facing kitchen and master bedroom are bathed in natural light, providing a comfortable lifestyle all year round in this low maintenance property. Living area at rear of the house opens to a quiet and secluded backyard. Landscaped front yard with Australian native garden. Porch offers sheltered and well lit access to property. • Master bedroom with ensuite and walk-in-robe. • Well equipped kitchen with dishwasher, gas cooktop and island bench. • Double garage with internal access. • Separate study. • New carpet. • Freshly painted. Utilise and enjoy all the amenities the Melton area has to offer. Located within close proximity to primary, secondary and pre-schools. This house is only a short walk to Reserve Lake and Fantail Way Reserve playground and bbq area. For more information, please contact Ashwin Sharma. 1. Botanica Springs Children's and Community Centre. Multi-purpose venue for local community activities. 2. Fantail Way Reserve. Children's playground, picnic area, bbq facilities. 3. C.J. Melrose Memorial Reserve. Walking and bicycle paths in this extensive parkland surrounding Arnold's Creek and Reserve Lake. Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.