

# 3/10 Colin Court, Broadmeadows, Vic 3047

## Townhouse For Sale

Friday, 10 November 2023



3/10 Colin Court, Broadmeadows, Vic 3047

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: Townhouse



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**EOI: \$575k - \$625k**

Expressions Of Interest Ending Tuesday 5th December 2023 @ 5pm Welcome to 10 Colin Court, Broadmeadows! This charming 3-bedroom, 2-bathroom open-plan townhouse, nestled at the rear of a small 3-unit complex, offers modern living at its finest. Ideal for first-time homebuyers, young families, or savvy investors looking to expand their portfolio, this home boasts both comfort and convenience. You'll love the spacious and airy layout, perfect for family gatherings and entertaining. The property is strategically located, with easy access to nearby shops, cafes, parklands, top-notch schools, and excellent transport options. Don't miss your chance to make this your dream home or a valuable addition to your investment portfolio! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick & rendered Townhouse • Built-in 2012 approx. • Land size of 325m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances including a Technika dishwasher, ample benchtops & cupboard space, breakfast bench, finished with tiled flooring • Sizeable open-plan meals & living zone with carpeted flooring • 3-Bedrooms with robes & carpeted flooring, master loft with bathroom • 2-Bathrooms with shower, corner bathtub/spa to master bathroom, single vanity, combined toilet & tiled flooring • Separate laundry with single trough & rear access • Ducted heating & split system cooling plus wall heating in living area • Additional features include a security alarm system, high ceilings, window blinds, • Courtyard with garden beds & water tank • Single remote garage with rear access & car space • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: TBC **THE AREA:** • Close to Broadmeadows Shopping Centre. Broadmeadows train station & bus hub • Surrounded by parks, reserves, gyms & local schools • And only 15km from the CBD with easy to City Link, Ring Road, & airport access • Zoned Under City of Hume - General Residential Zone **THE CLINCHER:** • High rental potential, low maintenance, and a sought-after location make this a smart choice • Modern elegance with an open layout, perfect for family living and entertaining **THE TERMS:** • Deposit of 10% • Settlement of 60/90 days **Secure your INSPECTION Today** by using our booking calendar via the **REQUEST INSPECTION** button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Phillip Castro: 0428 097 070 Marwan Abdulwahed: 0420 647 396