

3/112 Ripplebrook Drive, Broadmeadows, Vic 3047



Townhouse For Sale

Monday, 30 October 2023

3/112 Ripplebrook Drive, Broadmeadows, Vic 3047

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 200 m2

Type: Townhouse



Marwan Abdulwahed
0420647396



Tim Ilyas Ilyas
0431686495

EOI: \$475k - \$515k

Expressions Of Interest Ending Tuesday 14th November 2023 @ 5pm Welcome to 3, 112 Ripplebrook Drive, BROADMEADOWS - a near-new townhome that embodies the perfect blend of style, convenience, and low-maintenance living. This 2-bedroom, 2-bathroom gem is ideal for first-time buyers, savvy investors, or downsizers seeking a modern lifestyle. Enjoy the spacious open-plan design that caters to modern living, with every detail crafted for your comfort. Its location is a true standout, as it's conveniently opposite parklands, close to local schools, shops, eateries, and public transport options. Moreover, you're just a stone's throw away from Melbourne CBD and the airport, ensuring you stay well-connected to the heart of Melbourne. Don't miss the opportunity to make this your new home or investment. Contact us today to arrange a viewing and experience the best of Broadmeadows living Make your move today - Contact C+M Residential.. 'Helping You Find Home.' THE UNDENIABLE: • Brick Townhouse • Built-in 2021 approx. • Land size of 200m2 approx. • Building size of 15.5sq approx. • Foundation: Concrete slab THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, stone benchtops, large island bench with waterfall edging & pendant lighting, ample cupboard space with walk-in pantry, finished with engineered timber flooring • Sizeable open-plan meals & living zone with finished with engineered timber flooring • 2-Bedrooms with robes & carpeted flooring, both with 2-way bathroom access • 2-Bathrooms, 1 with shower & 1 with bathtub, single vanity, black tapware & fittings, combined toilet & floor to ceiling tiles • Separate laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, roller blinds, linen cupboard, plus more • Opposite the Broadmeadows Valley Trail with Yarra Valley views, a private courtyard with an operable shutter system fully enclosing the area, landscaped gardens with trees & garden beds • Single remote garage & car space for additional car • Potential Rental: \$400 - \$450 p/w approx. • Body Corp/Strata Insurance: TBCTHE 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: • Say hello to stress-free living. Low-maintenance, spacious design, and close to all amenities • Just steps from the Broadmeadows Valley Trail THE TERMS: • Deposit of 10% • Settlement of 30/45/60 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. Marwan Abdulwahed: 0420 647 396