

# 30 Hidcote Terrace, Wollert, Vic 3750

## House For Sale

Friday, 29 March 2024

30 Hidcote Terrace, Wollert, Vic 3750

**Bedrooms:** 6

**Bathrooms:** 6

**Parkings:** 2

**Area:** 590 m2

**Type:** House



Inderpreet Singh  
0406104794

## **Approx.\$80K ROI P/year-Price Guide \$1.2M to \$1.32M**

Discover the epitome of modern luxury living with this exceptional rooming house boasting a remarkable rental yield of approximately \$80,000 per year. Nestled in the prestigious Aurora Estate, this custom-designed home offers both style and substance, promising a lucrative investment opportunity in a prime location.

**GREAT CASHFLOW:** This rooming house comes with 6 bedrooms features 6 ensuites as well & all equipped with built in robes. To facilitate every tenant's comfort separate pantry has been allocated in the kitchen for them. Currently tenants are having lease in place which means your continuous cash flow has been planned for you plus if you hold onto this property for little while you can replicate your outcome massive for the future.

**GREAT PROPERTY:** Furthermore, the property's construction has just finished last year & it has top inclusions. Apart from 6 rooms & 6 ensuites, the heart of this home is its stylish kitchen fitted with tiled splash back equipped with pendant lights, finished with 40mm stone bench tops and stainless-steel appliances and walk-in pantry, all overlooking the family room which makes it perfect for hosting guests, allowing for conversation while you prepare a wonderful meal for your family and visitors. Off this area is the alfresco area. Whether it's a weekend BBQ or a quiet evening under the stars, this outdoor space is perfect for chilling in fresh breeze.

Other features and inclusions are:

- Fully furnished house
- 2 Living areas
- Split cooling and heating to every room for year-around comfort
- Powder room in shared area
- LED Lighting throughout
- Double remote garage with internal access
- Stone benchtops in bathrooms & laundry area
- Fully landscaped front & backyard
- Exposed aggregate driveway
- Digital Locks to all rooms including front door
- Quality blinds along with curtains, plenty of storage, window furnishings and more

Conveniently positioned in a fantastic neighborhood as it evolves into a vibrant, prospering community, delivering its own abundant lifestyle opportunities. Within close proximity to best of amenities like, Aurora Village shopping centre, Lyndarum Shopping village Edgars Creek Secondary college, Primary schools, childcares, multiple sporting facilities, walk and bike trails, public transport, Hume freeway and many more !!!

If you're looking for a home with high yield & that also ticks all the boxes in terms of style, functionality, and location, don't miss the opportunity. For more information about this property please contact Inder Singh on 0406 104 794. To ensure that you're well-informed, please follow the link below to access an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligence>

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.