

34 Clapham Avenue, Wollert, Vic 3750



House For Sale

Thursday, 7 December 2023

34 Clapham Avenue, Wollert, Vic 3750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Auction Saturday 23rd December 2023 AT 1:00PM

34 CLAPHAM AVENUE WOLLERT 4 BED 2 BATH DOUBLE GARAGE 400M2 Bombay Real Estate presents this family home, with features that only one lucky purchaser will get to appreciate. Extremely well maintained, delivering in every way from the street appeal, to size, quality, and value for money. This is an amazing opportunity for First-home Buyers or Investors. This spacious home features a formal lounge, master ensuite with walk-in robe, well-equipped kitchen, large family dining area, 4 bedrooms with built-in robes, central bathroom, and separate toilet. Extra's include the comforts of ducted heating, 2 splits air conditions for cooling, Dishwasher, double remote-control garage, and low maintenance. The property is also conveniently situated close to all amenities. This property offers a comfortable and convenient lifestyle with its spacious layout. Don't miss out on this opportunity to make this property your new home. Make sure to attend the auction to buy This Beautiful lifestyle for you & your family. Offering:-

- Alfresco
- Ducted Heating
- Large master bedroom with walk-in robe and ensuite
- Additional 3 great-sized bedrooms all with built-in robes
- Serviced by a sparkling central bathroom featuring a free-standing bathtub
- Separate toilet and separate laundry
- Functional kitchen with stone benches and under mount sink, 900mm stainless steel appliances, pendant lights, dishwasher
- 2 living areas
- Adjoining dining/meals area
- Open-plan family living with plenty of natural light
- Double automatic garage
- Rental Return \$2480.00 per month (approx. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>