

39/37 Ardlie Street, Attwood, Vic 3049



Unit For Sale

Saturday, 18 November 2023

39/37 Ardlie Street, Attwood, Vic 3049

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Jason Padula
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Private Sale: \$174,500

Note: Owner Occupiers ONLY, cabin CANNOT be rented out. In an era of high inflation and soaring interest rates, could this be the most cost-effective way to own your own home? In a superb and secure location, one of THE biggest/best cabins (not a caravan) in the renowned "Melbourne Airport Village" community is available for your consideration! Featuring:- Two-bedroom layout with large tiled kitchen, meals, lounge, laundry, bathroom, toilet and extras such as 2 x built-in robes, 2 x reverse cycle air conditioning/heating, dishwasher, ramp access, cafe blinds, concreted carport/entertaining area (2-car accommodation) and more- Boom gate entry into monitored premises, visitor's car park, manned reception area with professional running of the G'DAY PARKS facility, games room, public toilet, gymnasium, BBQ area, communal laundry, serene park-like surrounds and the list goes on- Perfectly positioned on the southern side (away from any direct Mickleham Road/Ardlie Street traffic) with views as far as the eye can see, while being a short stroll to the front of the complex- Local amenities at your doorstep including bus stop, reserve, Westmeadows Tavern, Fawkner Street village and more. Further information:- No stamp duty, no council rates, no water rates, no Land Tax, no Body Corp and no age criteria- Just a Park rental fee of \$184 per week (currently) as well as your gas bottle, electricity and water (usage only) charges...all on an embedded network, with rebates available- Much cheaper than traditional renting, while also owning a quality product (the physical cabin) which has shown over time to increase in value being in a finite complex, within this sought-after and strategic location. Comparable Sale of Interest:- In September 2021, another renovated two-bedroom cabin within the complex (Unit 18) was sold for \$175,000...backing on to Mickleham Road, with a single detached carport only. Seize the opportunity, move in either side of Christmas and enjoy the serenity! Inspections by private appointment. Terms: 10% Deposit, Cash Settlement 21-28 days. Price: \$174,500. Contact: Jason Padula - 0402 149 436. Like/subscribe to Jason Padula Real Estate on Facebook and YouTube