

# 4 Arid Close, Fraser Rise, Vic 3336



## Sold House

Friday, 10 November 2023

4 Arid Close, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Andrew Migliorisi  
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Stephen Azzopardi  
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**\$630,000**

Situated in one of the best pockets of Fraser Rise, stands this great affordable property which promotes simple living & will instantly impress any young family, first home buyer or investor. You will be spoilt for choice with the location being so close to gorgeous park lands, sporting precinct (George Cross FC), quality primary and secondary schools (Springside West Secondary College), local shops (IGA), nearby shopping centres (Watergardens/CS Square), transport facilities and is sure not to last long! Features Include: • Master bedroom showcasing a walk-in wardrobe and ensuite with quality fittings • Additional three spacious bedrooms with built-in wardrobes • The open plan kitchen is located perfectly to incorporate the meals and family space • Kitchen complete with ample cupboard space, caeser stone bench tops, stainless steel appliances including gas cooktop, electric oven, range hood, dishwasher and double sink • Central bathroom with bathtub and quality fittings • Ducted heating, reverse cycle split system unit, two toilets and water tank • Double car garage on remote with internal access • The home is currently tenanted on a month to month basis with a rental income of approximately \$1911.90pcm (\$440.00pw). (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency.