

# 4 Heathmere Crescent, Endeavour Hills, Vic 3802

## House For Sale

Wednesday, 24 April 2024

4 Heathmere Crescent, Endeavour Hills, Vic 3802

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 683 m2**

**Type: House**



David Phua  
0401803110



Dinesh Raghu  
0431131157

**Auction: \$620,000 - \$680,000**

On-site Auction on Saturday 18th May 2024 at 12 midday. Open for Inspection from 11:30am on Auction Day. Looking for a home to move straight in? Or simply wanting to build your investment portfolio? Look no further. Proudly presenting number 4 Heathmere Crescent in the heart of Endeavour Hills. Boasting:- 3 spacious bedrooms with BIRs- Large elevated block of land of 683m<sup>2</sup> (approx.) - Evaporative cooling and gas wall heater in living area- Large windows for natural light and a meticulously maintained garden- Separate kitchen/dining and living area for extra convenience - North facing home- Low maintenance home, no carpet in bedroom (allergy friendly)- Large 2.5 lock up car garage (tandem)- Large central bathroom with a full sized laundry next to it- Large outdoor undercover alfresco with an outdoor kitchenette - Close to plenty of amenities in this sought after location This magnificent opportunity is close to many amenities such as Endeavour Hills Shopping Centre, Thomas Mitchell Primary School, Southern Cross Primary School, Endeavour Hills Specialist School, Chalcot Lodge Primary School, Gleneagles Secondary College, Maranatha Christian School, Mossgiel Park Primary School, Endeavour Hills Leisure Centre, Hartley Ridge Kindergarten, Singleton Reserve Playground, Clifton Way Reserve Playground, Barry Simon Reserve, Endeavour Hills Family Practice, bus stops and much more! For all enquiries and inspections, please contact Dinesh Raghu on 0431 131 157 or David Phua on 0401 803 110. Chattels: All fittings and fixtures as inspected. Deposit: 10% Preferred Settlement Terms: 30, 45, 60 days. Potential Rental Return: \$550 per week (approx.) Facing: North Facing Note: 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 of any pertinent matters.