

**40 Greaves Avenue, Deanside, Vic 3336**



**House For Sale**

Friday, 26 January 2024

40 Greaves Avenue, Deanside, Vic 3336

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Migliorisi  
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Stephen Azzopardi  
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## PRIVATE SALE I \$500,000 - \$550,000

Well it doesn't get any neater or sweeter than this, with so much on offer you will immediately fall in love. Only moments away from Taylors Road, CS Square, quality primary and secondary schools, public transport, local shops, child care and so much more upcoming. Features include: • Master bedroom showcases a walk-in wardrobe and ensuite • Additional two spacious bedrooms with built-in wardrobes • The kitchen is located perfectly to incorporate the meals and family area • Kitchen complete with caesar stone bench tops, glass splash back, plumbing behind the fridge, ample cupboard space, stainless-steel appliances including gas cooktop, electric oven, range hood, double sink and dishwasher • Central bathroom • Outdoor landscaped area making it large enough for all year round entertaining your family and friends • Two reverse cycle split system units, high ceilings, floating floorboards, understairs storage space, alarm system, three toilets including downstairs powder room and landscaped gardens • Double car garage on remote • The potential rental income is \$23,464.29 per annum (\$450.00 per week) with always a strong demand for this location For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (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.