

**41 Stoddart Street, Moe, Vic 3825**

**ROSS**  
MADDALUNO

**House For Sale**

Sunday, 26 May 2024

41 Stoddart Street, Moe, Vic 3825

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



Ross Maddaluno

**\$400,000**

. Property Type: Brick veneer home. Location: 41 Stoddart Street, Moe. Land Size: 582 m2. Bedrooms: 3 with built-in robes. Floors: Polished hardwood throughout. Bathroom: Central bathroom with shower over bath. Climate Control: Reverse cycle air conditioning & gas heating. Kitchen: Updated with electric stove & dishwasher. Yard: Enclosed rear yard for security. Investment Potential: Rental income of \$23,400 per year

This stunning brick veneer home on a spacious 582 m2 block offers a perfect blend of comfort, style, and investment potential. Boasting 3 generous bedrooms with built-in robes and polished floors throughout, this property exudes quality and charm. The updated kitchen features modern amenities including an electric stove and dishwasher, ensuring a hassle-free cooking experience. The central bathroom comes with convenient shower over bath. Enjoy year-round comfort with reverse cycle air conditioning and efficient gas heating. The enclosed rear yard provides a safe and secure space, ideal for families or as a rental feature. With a rental potential of \$23,400 annually, this property is not only a great lifestyle choice but also a savvy investment opportunity.

Comfortable Living: Enjoy polished hardwood floors, modern kitchen, and efficient heating/ cooling systems.. Secure Environment: Enclosed rear yard offers added security and peace of mind.. Investment Potential: High rental yield of \$23,400 per year makes this property an excellent investment.. Convenient Location: Located in the heart of Moe, close to local amenities and transport. Don't Miss Out on This Great Opportunity! Contact Ross at 0411 122 434 for more information and to arrange a viewing. Visit : <https://www.consumer.vic.gov.au/duediligencechecklist>