

43 Modena Road, Fraser Rise, Vic 3336



Sold House

Wednesday, 28 February 2024

43 Modena Road, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 241 m2

Type: House



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\$620,000

Convenience is paramount in Fraser Rise, with essential amenities within arm's reach. Families will appreciate the proximity to esteemed educational institutions like Springside West Secondary College, ensuring a quality education for the younger generation. Local shops, including the convenience of an IGA, cater to daily needs, fostering a strong sense of community engagement. For more extensive shopping excursions or leisure pursuits, the nearby shopping centers of Watergardens and CS Square offer a diverse array of retail outlets and entertainment options. Transport connectivity is seamless, facilitating easy access to the wider city and beyond. Whether commuting to work or exploring the surrounding areas, residents can rely on efficient transport options to navigate their way effortlessly. For investors, Fraser Rise presents an enticing opportunity, with property prices steadily on the ascent. The suburb's growing popularity, coupled with its desirable features and amenities, underscores its investment potential for the discerning investor. In essence, Fraser Rise encapsulates the essence of suburban living at its finest a seamless blend of natural beauty, modern comforts, and promising investment prospects. Seize the opportunity to make this vibrant community your home before it's too late! Features Include: • Master bedroom showcasing a walk-in wardrobe, balcony and ensuite with floor to ceiling tiles, stone bench top and quality fittings • Additional three spacious bedrooms with built-in wardrobes • Front theatre room • The open plan kitchen is located perfectly to incorporate the meals and family space • Kitchen complete with ample cupboard space, walk in butlers pantry, 20mm caesar stone bench tops, stainless steel appliances including free standing 900mm gas cooktop, electric oven, in built microwave, rangehood and double sink • Central bathroom with bathtub, floor to ceiling tiles, stone bench top and quality fittings • Upstairs living retreat • Two reverse cycle split system units, high ceilings, three toilets including downstairs powder room and under stairs storage space • Outdoor alfresco with low maintenance gardens • Solar panels, double block out blinds, security cameras • Single car garage on remote with internal access • The potential rental income is \$27,636.00 per annum (\$530pw) with always a strong demand for this location. (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. Garden images are artist's impression and are for illustrative purposes only.