

44 Hamish Road, Darley, Vic 3340



House For Sale

Friday, 10 May 2024

44 Hamish Road, Darley, Vic 3340

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: House



Mark Edwards
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Ryan Anders
0434900300

\$749,000 - \$779,000

This NDIS compliant home build will surpass all investment expectations is positioned in an amazing location in the heart of Darley with close proximity to Bacchus Marsh Main Street, schools, shops, parklands and freeway access. This property is the perfect opportunity for all buyers looking to boost your super fund, start a new venture or acquire another solid investment! Entering the residence via the large front door, you are met with the wide entrance. The First bedroom to your left not only boasts its own ensuite featuring compliant shower and amenities to cater for everyone, but also a leading to the backyard! Bedroom two is adjacent to the first bedroom show casing timber floors, upgraded lighting and a built-in robe. The third bedroom offers an ensuite with the same amenities and lino flooring as the first ensuite. The main bathroom features the same upgrades as the two ensuites and services the guests. The stunning kitchen offers a wide range of upgrades including stone bench tops, electric cooktop, wall oven and plenty of bench and cupboard space. The kitchen overlooks the massive open dining room, with ample room for occupants and plenty of natural light through the multiple windows and doors. The large living area is big enough for everyone! With its oversized nature and own split system it's the perfect area for relaxing and entertaining! Stepping outside the level decking offers peaceful place to enjoy your morning coffee and take in the low maintenance gardens! Other standout features include: Ducted heating, three separate reverse cycle split systems, single car garage with internal and external access, floorboards through-out, 9ft ceilings, downlights through-out with upgraded light switches, plus much more! In addition to the special features the property has also Robust design certification, including the following upgrades; no steps in the entire property with a firm and even surface, solid core doors, slip resistant flooring to sanitary facilities, minimum 12mm thick sheeting to all walls that aren't masonry, bedrooms with sound insulation with the documentation available on request. Making this property the perfect investment with an expected rental return of approximately \$73,000 p/a, this property offers huge financial gains! A "no-expense-spared" approach in creating this exceptional residence book your inspection today! (Photo ID is Required at all Open For Inspections) At YPA Bacchus Marsh 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/agent and agency.