

# 46 Maple Crescent, Churchill, Vic 3842



## House For Sale

Friday, 24 May 2024

46 Maple Crescent, Churchill, Vic 3842

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 581 m2**

**Type: House**



Josh Buckle  
0427333156



Colin Gooding  
0351760096

**\$319,000**

This 3 bedroom home presents an exceptional opportunity for first home buyers to break into the property market or investors looking to expand their portfolio. Features Include:- 3 well-sized bedrooms.- Main bathroom with separate toilet and laundry.- Gas Heating. - Double length carport.- 6m x 6m Shed/workshop.- Potential rental return of \$340-\$350 per week. Situated on an approx. 581m<sup>2</sup> block and close to all the amenities, schools, parks, Federation University and within minutes to the CBD. For further information or to arrange an inspection, contact Josh Buckle on 0427 333 156.