

**4C Hanworth Avenue, Williams Landing, Vic 3027**



**Townhouse For Sale**

Monday, 20 May 2024

4C Hanworth Avenue, Williams Landing, Vic 3027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 225 m2**

**Type: Townhouse**



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**\$580,000 - \$620,000**

This ideally located townhouse, presented by Harcourts Point Cook, offers light-filled living spaces and a range of modern amenities, making it an attractive option for both families and investors. Welcome to 4C Hanworth Avenue, Williams Landing. Investment Potential: Current Rental Income: The property is currently leased at \$1,825 per month, which translates to an annual income of \$21,900. Lease Details: The existing lease is in place until July 11th, 2024, providing immediate rental returns for investors. Key Features: Spacious Bedrooms: Two bedrooms, each fitted with built-in robes, which is serviced by a central bathroom, bedroom 3 located downstairs. Flexible Living Areas: Includes an open plan family and meals area adjacent to the kitchen, and an upstairs study nook. Modern Kitchen: Equipped with stainless steel appliances, including a gas cooktop, oven, range hood, and dishwasher. Features a glass splash back, a built-in pantry, and a bench area suitable for casual meals. Additional Luxuries: Double remote garage, three split system heating & cooling European laundry, powder room downstairs, study nook, skylights throughout the property, Burbank built, and low-maintenance gardens. Prime Location: Located about 20 km from Melbourne CBD in the thriving community of Williams Landing, this property offers easy access to the Princes Freeway, Williams Landing train station, shopping precincts, parklands, and wetlands. It is conveniently zoned for Truganina South Primary School & Dohertys Creek P-9 College. Whether you're looking for a family home or a valuable investment, 4C Hanworth Avenue offers a unique opportunity to own a piece of Williams Landing. Be quick to contact the agents Muhammad Khudruj 0479 194 916 and Ibrahim Ahmed 0451 902 480 to secure this fantastic opportunity! A photo ID is required for all inspections.