

**62 Riana Loop, Eumemmerring, Vic 3177**



**Townhouse For Sale**

Monday, 15 January 2024

**62 Riana Loop, Eumemmerring, Vic 3177**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 159 m2**

**Type: Townhouse**



Adam McWatters

**\$600,000**

This stunning low maintenance property is impeccably presented as if it was brand new and is ready for the next owner to enjoy. This open plan double storey, 3 bedroom residence is flooded with natural light and offer secure and private spaces designed to provide a sense of sanctuary with a family focus, the townhouse offer sophisticated open plan living which gives you an abundance of space and privacy. Featuring a generous kitchen space with island bench to create a hub for socializing while the state of the art appliances makes cooking a breeze. The living room opens up to landscaped terraces while spacious bathrooms and sleeping zones are beautifully finished in an elegant neutral palette. Features Include:- Modern design and architecture.- Contemporary finishes throughout.- Stylish kitchen with island bench stainless steel appliances.- Dishwasher.- Private front decked terrace.- Secure parking for one vehicle, plus off-street parking.- Split system heating and cooling.- Water Tank- Under house storage.- Directly facing the green oasis of Robinson Reserve. Price \$600,000 Terms: 30/60 day settlement. Estimated rental return \$500-\$520 per week. Owners Corp - approx. \$1,650 per year which includes the building insurance. Council Rates- approx. \$1,300 per year. Inspection by appointment-Contact: Adam McWatters ph 0448 886 308