

# 69 City Vista Court, Fraser Rise, Vic 3336

## House For Sale

Friday, 17 May 2024

69 City Vista Court, Fraser Rise, Vic 3336

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 435 m2

Type: House



Raman Singh  
0422558877



Sonu Bal  
0413712550

## \$670,000 To \$720,000

Bal Real Estate Proudly Presents this luxurious single story residence built on 435sqm land which is at an outstanding location offers excellent opportunities to families, first home buyers and investors alike. This beautiful house is one of the top locations in Fraser Rise with comfort, security, safety and peace of mind all in one place. Offering a feeling of warmth and comfort from the moment you walk in, this charming home is graced with an abundance of natural light, internal spaces and a free-flowing floor design. Situated on a block size of 435m<sup>2</sup> (approx.) you will find the perfect combination of family living in Fraser Rise's most elite location. To top all this up is its close proximity to popular amenities and public transport, which makes it a great address for a growing household. Nearby facilities include Springside West School, George Cross soccer club, sports grounds, IGA supermarket, local cafes at City Vista, Taylors Hill & Caroline Springs shopping centres, including public & private schools, restaurants, making this property a priority to inspect & provides a great opportunity for one lucky buyer! With superior fixtures and fittings all through and a great location, this home is the one you had been looking for all this long. The sustainable design of this home offers a free flowing floor plan which is both practical and aesthetically appealing. Located in the most popular and sought after estate the suburb of Fraser Rise has to offer is this stunning home just perfect for those looking for that ultimate family home leaving absolutely no excuses, or a great investment!. Overflowing with premium features & offering an awe-inspiring floor plan with integrated entertaining areas that families will adore. Perfectly presented, this family home boasts wonderful presentation and a user friendly floor plan on decent land size. Features include: # Downlights # Master Bedroom Fully Ensuite along with WIR # Two Spacious Bedrooms with BIR'S # Gas Ducted Heating # Brand New Roller Blinds # Brand New Calacatta Stone Benchtop throughout # Tiles and Hybrid as Flooring throughout the house # Modern Kitchen with new Dishwasher # Pantry # 900mm Stainless Steel Appliances in the Kitchen Area # Undermount sink in the Kitchen Area # Rangehood # Central Bathroom # Separate Toilet # Garage with Internal and External Access # Laundry # Concrete Driveway # Concrete Around the House # Fully Landscaped # Freshly Painted What else you could ask for!!..... We are certain that you and your family will absolutely love this fabulous and elegant home. If you are looking for convenience and comfort, then look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbors will become your friends. If you are looking for convenience and comfort then look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Fraser Rise, please call Raman Singh on 0422 558 877 or Sonu Bal on 0413 712 550 to find out more. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>