

**7 Topaz Avenue, Wyndham Vale, Vic 3024**



**House For Sale**

Monday, 22 April 2024

7 Topaz Avenue, Wyndham Vale, Vic 3024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 559 m2**

**Type: House**



Tony Vercher  
0397423333



Michael Nolton  
0397423333

**\$490,000 - \$530,000**

Picture perfect sensational acquisition for the first home buyer or astute investor, this neat and tidy brick home offers abundant opportunity in a great location. Situated on a great sized 559m<sup>2</sup> (approx) allotment, simply move in and enjoy. Located within easy distance to the Honour Avenue shopping hub, Iramoo Primary School, parklands, local restaurants and childcare facilities - and only minutes by car to Manor Lakes Shopping Centre, Werribee and Wyndham Vale train stations and the Werribee CBD - this home's convenient location makes it a fantastic choice for anyone looking to make their debut in the property market or add to their investment portfolio. Featuring 3 bedrooms with a central family bathroom, separate toilet, lounge room and a kitchen with gas cooking facilities adjoining the meals area. Features include ducted heating, solid fuel fireplace, wall air conditioner, new guttering and ceiling fans to rooms. The outside of this lovely home offers a double tandem drive through lock up carport to a 7.2m by 3m garage or workshop, large outdoor entertaining area, garden sheds and a very generous backyard, with ample space for the kids and pets to run around and have a ball! This charming home is ready for its new owners or tenants to simply move in or implement their own personal touches. To secure this savvy piece of real estate, contact our friendly team at Hodges Werribee to arrange your private inspection without delay!