

**76 Caldwell Street, Heathcote, Vic 3523**



**House For Sale**

Monday, 3 June 2024

76 Caldwell Street, Heathcote, Vic 3523

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1018 m2**

**Type: House**



Kayla Senior

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**\$520,000 - \$550,000**

Welcome to 76 Caldwell Street Heathcote! This 3-bedroom house is now available for sale, offering a comfortable and convenient lifestyle. Situated on a generous 1018.4 sqm block, this property provides ample space for families or individuals looking for room to move. Inside, you will find two spacious living areas with split systems and ceiling fans ensuring year round comfort, with both areas flowing into the kitchen and dining area. Each bedroom comes with built-in robes, master with a ceiling fan and the family bathroom has been newly renovated with a shower, toilet and vanity. For added convenience, a separate toilet room is located in the large laundry. Outside, the home has both a front and rear deck being the perfect place to enjoy a glass or two of one of the many superb wines produced in the region. The home is completed with 2 single car carports and ample parking spaces, parking will never be an issue, 2 sheds for storage, a low maintenance backyard and also rear access to the property. Plus, with 2.5kw solar panel system, this property is eco-friendly and energy-efficient. Located within walking distance of all the facilities the friendly Heathcote township has to offer this property is perfect for downsizers, investors or first home buyers looking to beat the rental cycle. Enjoy the tranquility of the area while still being within easy reach of essential amenities such as schools, shops, golf course and public transport options. The property is currently leased to an excellent tenants returning \$430 per week until 27/09/2024 Don't miss out on this fantastic property - it could be your perfect home or a valuable addition to your investment portfolio.