

**8/3 colette court, Canadian, Vic 3350**



**Townhouse For Sale**

Friday, 19 April 2024

8/3 colette court, Canadian, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 198 m2**

**Type: Townhouse**



Smiley Sandhu  
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## Contact Agent

Calling all investors! An exceptional opportunity awaits you with three low-maintenance units. Ideally situated near Sovereign Hill, Canadian Lead Primary School, Federation University, supermarkets, and lush parklands, these units are compliant with today's rental standards. Amenities include heating & cooling, quality fixtures & fittings, on trend tapware, luxe floor coverings, NBN and much more. upstairs balcony and take in the views to the horizon from your outdoor setting or walk outside into the driveway which is fully fenced for you to enjoy privacy & security. • A boutique, double-storey townhouse ready to move into! • Secure car parking with direct access • High quality inclusions • Landscaped gardens • 4 Bedrooms: 3 light filled bedrooms with built in robes and master with walk in robe. • 1 Family Bathroom: Offering separate shower, bath, vanity and separate toilet. • Kitchen offers a walk in pantry, stainless steel appliances including gas cooktop, electric under bench oven & dishwasher. • Spacious open plan living and dining area with glass sliding doors overlooking the rear yard. • Heating/cooling: Gas ducted heating and ducted evaporative air conditioning throughout. • 4000lt rainwater tank and pump.