

**8/97 Broadway, Bonbeach, Vic 3196**



**House For Sale**

Saturday, 18 May 2024

8/97 Broadway, Bonbeach, Vic 3196

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 207 m2**

**Type: House**



Fraser Smith  
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Ange Sarailis  
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## Private Sale | \$660,000-\$709,500

Feel at home in this immaculate two-bedroom retreat, enjoying a fantastic community vibe, whether you're a downsizer, first homeowner or looking for a blue-chip investment; this is the one for you! Situated on a low maintenance 207sqm block, and a generous internal floorplan, this home has been meticulously renovated and is ready for its new owner to enjoy! Move-in ready, this location is second to none, which is a short stroll to Patterson River Wetlands and walking trails. Neatly nestled behind established greenery, enjoy a private lifestyle whilst being in a sought-after and safe community. With the added benefit of very low body corporate fees of approx \$291.10 per quarter (includes building insurance & garden maintenance) Features include; • Both bedrooms with built-in robes (master with ceiling fan) • Light-filled living zone with split system • Modern kitchen featuring quality appliances, gas cooktop with rangehood & handcrafted tiles • Bathroom with underfloor devex heating system, quality finishes and strip lighting • Outdoor undercover alfresco with inbuilt seating, storage shed, gravel space/fire-pit, lawn area and access to the garage • Single lock-up garage with external access • Generous laundry with external access • Led lighting throughout • Linen cupboards for extra storage • Nicely tucked away behind established greenery with lots of privacy • Estimated rental return of \$490-\$520 per week For any further queries you have, please reach out to Fraser on 0432 277 327. I look forward to meeting you at the inspections!