

**8 Polden Crescent, Morwell, Vic 3840**

**ROSS**  
MADDALUNO

**House For Sale**

Wednesday, 17 April 2024

8 Polden Crescent, Morwell, Vic 3840

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 726 m2**

**Type: House**



Ross Maddaluno

**\$490,000**

Introducing the Gem of Polden Crescent! Discover luxury living at its finest with our meticulously renovated property at 8 Polden Crescent, Morwell. Everything is brand-new, from the Hardi plank exterior to the Colorbond roofing, ensuring durability and style for years to come. Step inside to find a home transformed with care, featuring new concrete stumps, aluminum windows, and rewired with safety switches for peace of mind. Enjoy the brilliance of internal lighting illuminating spacious, immaculate bedrooms, each adorned with plush new floor coverings for ultimate comfort. The bathroom boasts a brand-new shower over the bath, floor-to-ceiling tiles, and sleek vanity, while the ultramodern kitchen dazzles with timber finishes and top-of-the-line appliances. Open-plan living areas are adorned with neutral-colored paintwork, creating a contemporary canvas for your personal touch. Stay comfortable year-round with a brand-new reverse cycle air-conditioner, while the separate laundry adds convenience with vinyl floor covering. For investors, seize the opportunity with a strong rental income potential of \$26,000 per annum. Don't miss out-contact Ross on 0411 122 434 for an inspection today! Visit : <https://www.consumer.vic.gov.au/duediligencechecklist>