

**87 Serenity Way, Craigieburn, Vic 3064**



**Sold House**

Tuesday, 16 January 2024

87 Serenity Way, Craigieburn, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



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## Contact agent

Surrounded by the Serenity of Malcolm Creek Village, this property presents a golden opportunity for astute buyers and investors seeking potential growth. Opposite this home is Malcolm Creek Park, offering an ideal recreational space for families seeking an environment for play and relaxation. Perfect for children and nature enthusiasts alike, the park provides a peaceful backdrop to the home. Within a short distance, residents enjoy the convenience of the Highlands Shopping Centre and Highlands Hotel, catering to diverse shopping needs and providing a local spot for socialising. For families prioritizing education, the proximity of Newbury Primary School and Mount Ridley College adds to the allure of this location. These reputable educational institutions are just moments away, reducing commute times and making family life more convenient and stress-free. While the home may not boast extravagant features, its practical layout and ample space offer a canvas for personalization and enhancement.

- Master Bedroom: A private oasis with a Walk-In Robe (WIR) and ensuite featuring a dual vanity wash basin, providing comfort and convenience.
- Bedrooms: Three additional bedrooms with Built-In Robes (BIRs) offer cozy retreats, ensuring ample storage for occupants.
- Bathrooms: A central bathroom with a separate toilet accommodates the needs of the household, promoting functionality.
- Laundry: A sizable laundry area adds practicality to daily chores, making household tasks more manageable.
- Living Spaces: The open-plan living and dining areas create a versatile and welcoming space for gatherings.
- Kitchen: The generously sized kitchen, complemented by a walk-in pantry, forms the heart of the home, inviting culinary exploration and family meals.
- Formal Lounge: An additional formal lounge area provides a separate retreat for more intimate gatherings or relaxation.
- Ducted Heating and Cooling: Experience year-round comfort with ducted heating and cooling, providing a climate-controlled environment.
- Alfresco: Enjoy outdoor living with a covered alfresco area, perfect for entertaining or simply unwinding after a long day.
- Landscaping: A concreted pathway surrounds the entire home, adding a touch of practicality and low-maintenance elegance.
- Garage: The property includes a 2-car garage, ensuring secure parking and additional storage space.
- Land Size: Spanning approximately 562 m<sup>2</sup>, the property's land size provides ample room for various potential developments.
- Corner Block: Positioned on a corner block, this property opens up a world of possibilities, offering options for a second access point, boat storage, caravan storage, additional shed space, or even the potential for a granny flat (All STCA).

**Investment Potential:** This property holds immense potential for those looking to enter the property market or savvy investors eyeing future growth. With practical features, a sizeable land parcel, and the added advantage of being on a corner block, it's a canvas awaiting your personal touch and vision for potential enhancements. Potential rental yield \$560-\$580 per week. Contact Sahil Kakar and Russell Evans from Empyrean Realty to secure your chance to nest or invest in this exceptional property. Don't miss out!

**NOTICE** While the vendor, agent, and agency have diligently strived to ensure the accuracy and truthfulness of the provided information, they assume no liability and hereby disavow any responsibility for errors, inaccuracies, or misrepresentations present within. Prospective buyers are advised to conduct their own investigations to authenticate the information presented herein.