

**16 Plains Circuit, Aintree, Vic 3336**



**House For Sale**

Friday, 5 July 2024

**16 Plains Circuit, Aintree, Vic 3336**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 208 m2**

**Type: House**



Andrew Migliorisi  
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Stephen Azzopardi  
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## PRIVATE SALE | \$620,000 - \$660,000

Immaculately maintained, presented to perfection, BRAND NEW and not to mention the fantastic location with all amenities nearby including Bacchus Marsh Grammar School, Woodlea Town Centre, public transport, western highway and walking tracks/reserves/park lands at your fingertips. YPA is proud to present this property that offers the perfect combination of practicality and comfort nestled in a highly respected Woodlea Estate and is nothing short of outstanding. Features include:

- Master bedroom showcases a Juliet balcony, built-in wardrobe and ensuite with stone bench top and quality fittings
- Additional two spacious bedrooms with built-in wardrobes
- Home office
- The kitchen is located perfectly to incorporate the meals and family area
- Kitchen complete with caesar stone bench tops, ample cupboard space, plumbing behind the fridge, stainless steel appliances including 900mm gas cooktop, range hood, electric oven, double sink and dishwasher
- Central bathroom with bathtub, shower, stone bench top and quality fittings
- Zoned refrigerated cooling and ducted heating, alarm system, high ceilings, high doors, square set cornices, three toilets including downstairs powder room, under stairs storage space and landscaped gardens
- Single car garage on remote with internal access
- The potential rental income is \$26,071.43 per annum or \$500.00 per week (approximately) with always a strong demand for this desired location

For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.