

2/25 Gentles Avenue, Campbellfield, Vic 3061

House For Sale

Wednesday, 10 July 2024



2/25 Gentles Avenue, Campbellfield, Vic 3061

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 572 m2

Type: House



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EOI: \$625k - \$675k

Expressions Of Interest Ending Tuesday 6th August 2024 @ 5PM
Welcome to 2/25 Gentles Ave, Campbellfield, a delightful and spacious family home that offers an abundance of potential and comfort. Nestled on a generous allotment of approximately 572m², this well-maintained property features 4 bedrooms or 3 plus a study, providing ample space for growing families or those needing a home office. The home boasts a double garage, ensuring secure parking and extra storage. It's move-in ready, but also presents an excellent opportunity for those looking to add their personal touch with a renovation, rebuild, or development (STCA). Perfectly positioned close to local shops, eateries, parks, schools, and transport options, this property is ideal for home buyers and investors alike. Embrace the convenience and lifestyle that Campbellfield has to offer. Don't miss out on this versatile and promising property! Make your move today - Contact C+M Residential. 'Helping You Find Home'
THE UNDENIABLE: • Brick Single Level House • Built-in 1994 approx. • Land size of 572m² approx. • Building size of 26sq approx. • Foundation: Stumps
THE FINER DETAILS: • Kitchen with S/S appliances including a 900mm stove top, Dishlex dishwasher, double S/S kitchen sink, ample benchtops, breakfast bench, cupboard space, tiled splash back, finished with tiled flooring • Sizeable open-plan meals & separate living zone with polished timber flooring • Study/Home office or 4th Bedroom with carpeted flooring • 4-Bedrooms with carpeted flooring, 3 with robes, master with 2-way bathroom access • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough, storage cupboards & rear access • Ducted heating & evaporative cooling • Additional features include high ceilings, window blinds, shutters, large allotment, plus more • Established gardens with a large rear yard, trees, garden beds, lawns & garden shed • Double remote garage with rear access & car space for additional parking • Potential Rental: \$550 - \$600 p/w approx.
THE AREA: • Close to Campbellfield shopping, Upfield Train station & bus hub • Surrounded by parks, reserves & schools • Only 16km from the CBD with easy City Link, Ring Road & airport access • Zoned Under City of Hume - General Residential Zone
THE CLINCHER: • Spacious home on a large 572m² allotment, offering endless possibilities for families & investors alike • Move in ready for the entire family
THE TERMS: • Deposit of 10% • Settlement of 60/90 days
Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button...
*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.
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