

**5 Regent Close, Burnside Heights, VIC, 3023**



**House For Sale**

Friday, 16 August 2024

**5 Regent Close, Burnside Heights, VIC, 3023**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Migliorisi  
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## **THIS IS THE ONE – ZONED FOR KOROROIT CREEK PRIMARY**

Set in a family friendly location of Burnside Heights sits this magnificent well maintained property on 650m<sup>2</sup> (approx.) of land which is zoned for Kororoit Creek Primary School and only moments away from public transport, gorgeous park lands, jogging track, quality primary and secondary schools, Caroline Springs Town Centre, Watervale shopping centre and nearby train stations. Grasp this great opportunity to enter into the fast-growing market of Burnside Heights.

Features include:

- Master bedroom offers a walk-in robe and ensuite including double vanity and quality fittings
- Additional three spacious bedrooms with built-in robes
- Home office or fifth bedroom
- The kitchen is located perfectly to incorporate the large meals and family area
- Kitchen complete with ample cupboard space, first-class stainless-steel appliances including 900mm gas cooktop, electric oven, rangehood, double sink and dishwasher
- Separate lounge
- Rumpus room
- Central bathroom with bathtub, shower and quality fittings
- Outdoor enclosed pergola area making it large enough for all year round entertaining your family and friends
- Ducted heating, evaporative cooling, alarm system, high ceilings, ducted vacuum, electric roller shutters, garden shed, solar panels, landscaped gardens and so much more
- Electric heated in ground swimming pool with glass fencing featuring a Balinese hut
- Oversized double car garage on remote with drive through and internal access
- The potential rental income is \$30,242.86 per annum or \$580.00 per week (approximately) with always a strong demand for this desired location

1. AUCTION: TO BE HELD ONSITE AT 6:30PM THURSDAY 5TH OF SEPTEMBER 2024.
2. DEPOSIT: 5% or 10% PAYABLE AT AUCTION UPON SIGNING. PAYMENT CAN BE MADE BY ELECTRONIC TRANSFER OR CHEQUE MADE PAYABLE TO: YPA ESTATE AGENTS CAROLINE SPRINGS
3. SETTLEMENT: 30-60 DAYS
4. PLEASE REGISTER YOUR INTEREST WITH THE SALES AGENTS IF YOU ARE INTENDING TO BE BIDDING WITH OUR AUCTION, SO YOU CAN BE NOTIFIED DIRECTLY OF ANY CHANGES THROUGHOUT THE SALES CAMPAIGN

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.