

# Lot 16 Plush Circuit, Epping, Vic 3076



## Townhouse For Sale

Wednesday, 12 June 2024

Lot 16 Plush Circuit, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Townhouse



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**\$695,000**

Double storey, 4 Bedrooms 2.5 Bathrooms 2 carpark Corner Lot. 1 part contract Land area: 143.82 sqm House area: 169 sqm Expected completion date: end 2024/early 2025 OC fee: \$1,200 p.a. Full turnkey development. Includes:- Fixed site works- Front and rear landscaping- Driveway and fencing- Flooring- Fisher & Paykel appliances- LED downlights throughout- Panasonic Split System to living- Wall-mounted heater to all bedrooms- Undermount double-bowl sink to kitchen- 20mm reconstituted caesarstone square-edge benchtops to kitchen and all bathrooms- Finger-pull cabinet w/ soft-close to kitchen and bathrooms- 2590mm ceiling height Rental yield estimates: 4% to 4.5% p.a. To reserve to review, we require a refundable reservation fee of \$3,000. Once reserved, we will issue contract and fix the house specifications (colour and upgrades). (Price and offer subject to change without prior notice.) Investment highlights:- 1. Location 2. Walking distance to everywhere 3. High quality 4. The lifestyle 5. Low maintenance 6. Easy access to everywhere. - An established master planned community, only 25km from the Melbourne CBD and a short distance to the Hume Highway. - Three future primary schools, a secondary school, two community centres and a district library - Active, natural and social, almost a quarter of Aurora contains green spaces and outdoor amenities - Two purpose-designed Town Centres\* are proposed for Aurora so you can enjoy convenience and choice - Proposed train station with Easy access to Hume Highway - Natural creek corridor, Playgrounds and parks, Tennis courts and more - On-road bike lanes and Shared-path walking trails Contact us for details.