

2/25 Ortolan Ave, Broadmeadows, VIC, 3047



Unit For Sale

Thursday, 10 October 2024

2/25 Ortolan Ave, Broadmeadows, VIC, 3047

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Generous Living In The Heart of Broadmeadows!

Privately situated at the rear of a block of only two, with no active body corporate and a generous well throughout floorplan, this stunning single level villa will be sure to leave an impression on you the moment you step foot inside. Situated in the heart of Broadmeadows with local amenities all within close proximity including Broadmeadows train station, Broadmeadows Central shopping centre, Penola Catholic College, Meadows Primary School and so much more!

PROPERTY SPECIFICATIONS:

- Two spacious bedrooms with carpeted flooring and built in robes
- An executive kitchen boasting stone benchtop, 600mm stainless steel appliances including four burner gas cooktop, under bench oven & built in rangehood, double pantry and breakfast bench
- A generous open plan living dining zone with polished timber flooring and sliding door access to a private courtyard
- Centrally located bathroom offering separate bath and toilet facilities, vanity, toilet and tiled flooring
- European laundry
- Outdoors, a sizeable low maintenance courtyard complemented by artificial grass and concreted zones to entertain in with family and friends
- Single lock up garage
- Additional features include: ducted heating, split system air-conditioning, additional powder room offering a 2nd toilet

KEY LOCATION BENEFITS:

- 350m (approx.) to Penola Catholic College
- 400m (approx.) to Broadmeadows Train Station
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- 900m (approx.) to Broadmeadows Central
- 900m (approx.) to Anderson Reserve
- 1.1km (approx.) to Meadows Primary School
- Bus Services on Camp Road taking you through to Airport West & Chelsea
- Broadmeadows is located approximately 14km's from the CBD with easy access to City Link, Ring Road, Tullamarine Freeway and the Airport.

Potential Rental Return - \$470- \$500 per week

The potential rental return is an approximation and serves as a guide based on the current market rate in October 2024. Actual returns may vary