

\$495,000-\$515,000

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📍 1 Holborn Path WYNDHAM VALE VIC



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Joyful Jubilee Estate marvel

- YEAR BUILT 2020
- BUILDER LUXTON HOMES
- OWNERS CORP FEE \$1,225 P.A. APPROX.
- COUNCIL RATES \$1,636 P.A. APPROX.
- RENTAL APPRAISAL \$410 - \$440 PER WEEK
- ACCESS TO JUBILEE WATER PARK
- NGARRI PRIMARY SCHOOL
- NO EASEMENTS
- FRESHLY PAINTED
- BRAND NEW CARPETS

Welcome to 1 Holborn Path, Wyndham Vale - a modern family home that combines comfort, style, and convenience. This beautifully constructed house, built in 2020, offers a perfect blend of contemporary living and practical features.

With 3 spacious bedrooms and 2 well-appointed bathrooms, this home is designed for families or those looking for extra space. The master bedroom includes built-in robes, providing ample storage. The open-plan living area is perfect for entertaining, featuring floorboards that add a touch of elegance. Enjoy year-round comfort with ducted heating, gas heating, and multiple air conditioning options, including split system and reverse cycle air conditioning.

The kitchen is equipped with energy-efficient appliances, including a dishwasher, making meal preparation a breeze. The internal laundry adds convenience to your daily routine, while the pet-friendly environment ensures your furry friends feel right at home.

Step outside to discover a fully fenced backyard, ideal for children and pets to play safely. The outdoor entertaining area is perfect for hosting family gatherings or enjoying quiet evenings under the stars. The property also features secure parking with a remote garage, ensuring your vehicles are safe and sound.

Located on a corner lot, this ground-floor home offers easy access and a welcoming neighborhood atmosphere. With a land area of 235 sqm and a building area of 88 sqm, you'll have plenty of room to enjoy outdoor activities and gardening.

This property is competitively priced between \$500,000 and \$530,000, making it an excellent opportunity for first-time buyers or investors. Don't miss your chance to own this fantastic home in Wyndham Vale. Schedule a viewing today and experience all that 1 Holborn Path has to offer!

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advice or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with

Inspection times

Saturday 6 June, 11:45AM - 12:15PM

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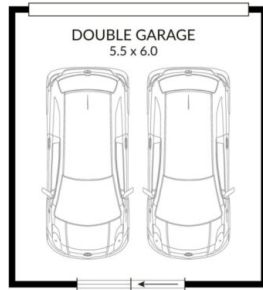
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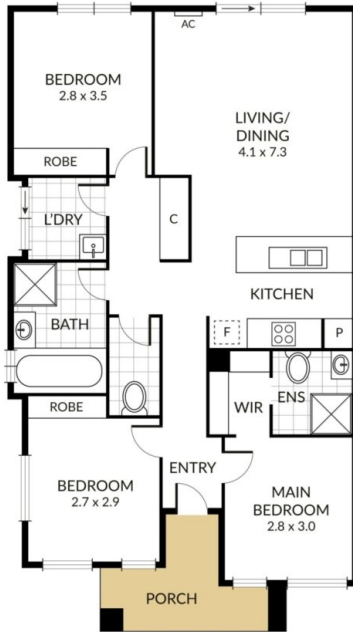
Total Build Area:
14 Squares
(approximate)



(NOT IN POSITION)



NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.