



**SOLD**

## MODERN ELEGANCE IN SOUTH MORANG

Welcome to your new haven at 3 Banksia Way, South Morang. Whether you're looking for a home or a great investment opportunity with excellent ROI potential, we're confident you'll find 3 Banksia Way to your liking. This contemporary residence exudes comfort and style, offering modern living at its finest. And with two bedrooms and two bathrooms, it offers plenty of space to satisfy all of your lifestyle needs. Completed in November 2023, this brand-new home boasts sleek finishes and thoughtful design throughout.

Enter through the single lock-up garage, where convenience meets security, leading to a charming courtyard. The downstairs primary bedroom features an ensuite for added privacy and luxury. Enjoy the European-style laundry, large balcony, and the convenience of stainless steel appliances, stone benchtops, and a dishwasher in the kitchen.

Inside, the open-plan kitchen, dining, and living area create an inviting space for relaxation and entertainment, complete with sliding doors leading to the balcony, perfect for outdoor entertaining, or simply to enjoy a refreshing drink. Air conditioning ensures year-round comfort, while both bedrooms feature built-in robes for ample storage.

The home is equipped with solar hot water and a water tank, ensuring eco-friendly living. Currently leased to reliable tenants on a 12-month lease, generating \$500pw, this property presents a solid 5.2% return, making it ideal for SMSF investors seeking stability and growth.

South Morang offers a safe and family-friendly environment, with nearby walking trails and parks perfect for outdoor enthusiasts. The bustling Westfield Plenty Valley is just steps away, providing endless shopping and dining options. Convenient public transport links make commuting to the city a breeze.

Nestled close to Hillsview Recreation Reserve, The Lakes Reserve, Marymede Catholic College, and St Ivy Cafe, every convenience is at your fingertips. Whether you're starting a family or seeking an investment opportunity, 3 Banksia Way promises a lifestyle of comfort, convenience, and community.

Don't miss out – schedule your inspection today!

We have started the offer process on this fantastic property. To follow the progression you can view it on Market Buy here: <https://adigarcia-atrealty.marketbuy.com.au/for-sale/MMpd02mi2/3->

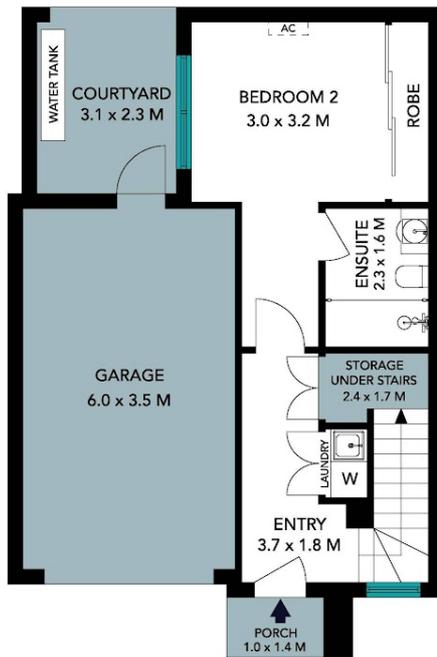
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$450,000**

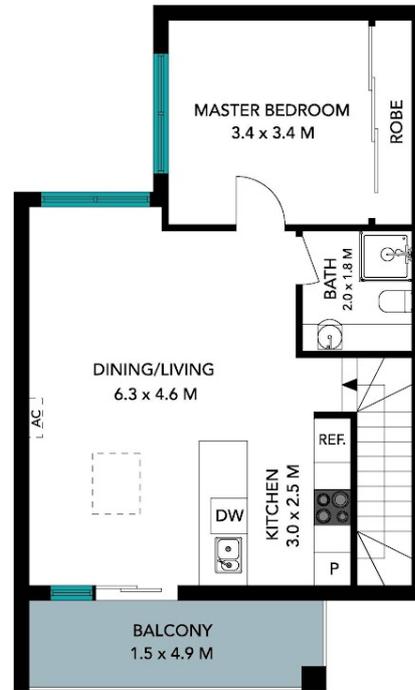
**OPEN FOR INSPECTION:**  
**N/A**



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GROUND FLOOR



1ST FLOOR

THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Produced by DIAKRIT

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.