



## FOR SALE

### NEST OR INVEST – MODERN COMFORT MEETS CONVENIENCE

Welcome to 14 Bassett Avenue, Wyndham Vale. Perfectly suited for first home buyers, singles, couples, or savvy investors, this modern and low-maintenance home presents an excellent opportunity to enter the market or expand your portfolio in a highly sought-after location.

Just minutes from Wyndham Vale railway station, this well-appointed residence offers the perfect balance of comfort, convenience, and practicality for modern living.

Designed with everyday ease in mind, the home features three generously sized bedrooms, including a master suite complete with a walk-in robe and private ensuite. The remaining two bedrooms are fitted with built-in robes, providing excellent storage and functionality.

At the heart of the home is a stylish modern kitchen, equipped with quality stainless steel appliances, including a SMEG cooking range and dishwasher, making meal preparation both easy and enjoyable.

For year-round comfort, the property includes ducted heating and split system cooling, while the added security alarm system offers peace of mind for both owner-occupiers and investors.

Positioned in a prime location close to parklands, schools, local shops, and public transport, this is an ideal choice for those seeking lifestyle convenience with strong future growth potential.

#### Property Features:

- 3 spacious bedrooms including master with walk-in robe and ensuite
- Built-in robes to remaining bedrooms
- Modern kitchen with stainless steel appliances (900mm SMEG cooking range and dishwasher)
- Ducted heating & split system cooling
- Security alarm system

In the vicinity of Wyndham Vale railway station, schools, shops & parklands.

Whether you're looking for your first home or a set-and-forget investment, this property offers outstanding value in a high-demand pocket.

3 BED | 2 BATH | 1 CAR

#### PRICE:

\$520,000 - \$550,000

#### OPEN FOR INSPECTION:

May 23 at 11:30am - 12:00pm

May 23 at 2:40pm - 3:00pm



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### FLOOR PLAN

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.