

## FOR SALE

### LOW-MAINTENANCE LIVING IN A PRIME WYNDHAM VALE LOCATION!

Discover effortless living in this beautifully maintained, low-maintenance home, ideally positioned in the highly sought-after Wyndham Vale. Perfectly suited for first home buyers, downsizers, or astute investors, this inviting residence offers a blend of comfort, practicality, and convenience in a location close to everything you need.

The home features three well-proportioned bedrooms, including a spacious master complete with a large walk-in robe, while another bedroom is fitted with a built-in robe for added storage. A centrally located bathroom is complemented by a separate toilet and a functional laundry, ensuring everyday living is both easy and efficient.

At the heart of the home, a light-filled open plan living and dining area creates a welcoming space to relax or entertain, seamlessly connecting to a modern kitchen equipped with a dishwasher and ample storage. Comfort is assured year-round with ducted heating and a split system for heating and cooling, while roller shutters to the front bedroom provide added security and peace of mind.

Stepping outside, a private, low-maintenance courtyard offers the perfect setting to unwind without the upkeep. Completing the home is a secure single garage with internal access, adding further convenience.

Enjoy a lifestyle of ease with public transport, local playgrounds, and open recreational spaces all within close proximity. This is a fantastic opportunity to secure a quality home in a growing, family-friendly community.

Currently leased until August 20th for \$420 pw.

Contact us today to arrange your inspection—this opportunity won't last long.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

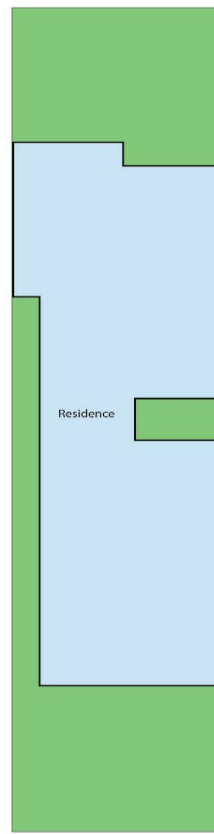
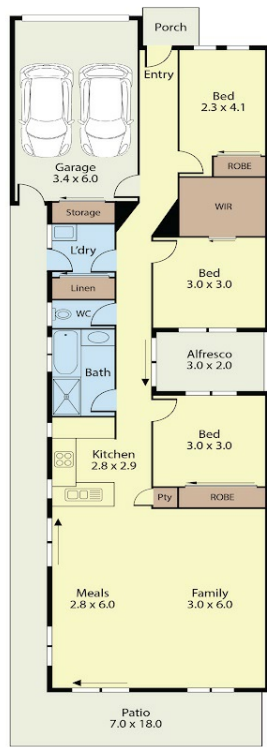
3 BED | 1 BATH | 2 CAR

PRICE:  
\$490,000 - \$535,000

OPEN FOR INSPECTION:  
May 23 at 10:00am - 10:30am



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### 1/2a Flinders Cres, Wyndham Vale

Dimensions are approximate and for illustrative purposes only

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.