



FOR SALE

SOLID FAMILY HOME WITH PARKSIDE POSITION & EXCELLENT INVESTMENT OPPORTUNITY

Perfectly positioned in the heart of Millmerran, this solid four-bedroom family home offers the ideal combination of comfortable living, a fantastic location, and an outstanding investment opportunity.

Situated on a generous 808m² fully fenced block with dual street frontage, the home enjoys a peaceful outlook with Factory Dam Park right at your back fence. Spend your afternoons enjoying a picnic with family and friends, watching the kids play, or even floating radio-controlled boats on the dam. Best of all, you're just a short stroll to Millmerran's main street, with IGA, cafés and other essential services all within easy walking distance.

For investors, the hard work has already been done. The property is currently tenanted until 19 March 2027, returning \$450 per week, with the tenant keen to remain, providing immediate rental income and long term security.

Whether you're looking to expand your investment portfolio or secure a well located family home for the future, this property represents exceptional value in one of Millmerran's most convenient locations.

Property Features:

- *808m² fully fenced block
- *Dual street frontage
- *Four bedrooms all with built ins - 3 with air conditioning & ceiling fans
- *Family bathroom
- *Kitchen equipped with dishwasher
- *Cosy Fireplace for cold winter nights
- *Air conditioning in dining area with fans throughout
- *Outdoor entertaining courtyard
- *Single carport
- *Garden shed
- *Water tank
- *Backing onto Factory Dam Park
- *Walking distance to shops and local amenities

4 BED | 1 BATH | 0 CAR

PRICE:

Offer's Over \$450,000

OPEN FOR INSPECTION:

N/A



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