EDGEBROOK

DISPLAY FOR SALE

$719,000

7% LEASEBACK*

Riverview 219

4 | 2 | 2 | 1

Address: 100 Adriatic Circuit, Clyde VIC 3978
House Area: 24.4sq Block Size: 448m²

8kms	7.2kms	15.6kms
Royal Botanic Gardens Cranbourne	**Cranbourne Shopping Centre**	**Westfield Fountain Gate**
Located just 8 kms from Royal Botanic Gardens Cranbourne	Located just 7.2 kms from Cranbourne Shopping Centre	Located just 15.6 kms from Westfield Fountain Gate

Inclusions

- Extended double garage with remote controlled sectional overhead door
- 4 Bedrooms & additional Study Nook
- Fully landscaped and established gardens equipped with automated irrigation system to the garden
- Energy efficient LED downlights throughout & alarm system for peace of mind
- Ducted refrigerated cooling & heating with day/night zoning
- A roof made from COLORBOND® Steel
- Laminate timber-look flooring & quality carpet throughout the home
- Porcelain wall & floor tiles to bathrooms
- Large stacker door leading onto a generous Covered Outdoor Area, perfect for entertaining
- Overhead cabinets & a reconstituted stone benchtop complete the Kitchen
- Exposed aggregate driveway
- Large Walk-In Pantry
- 900mm Stainless Steel Appliances, along with freestanding dishwasher & built-in microwave

If you would like to book an appointment or find out more information, please contact David Armitage on 0449 740 749

Fairhaven

fairhavenhomes.com.au

*7% return is a gross return based on the advertised price. It is calculated as an annual yield rate, and the rent is paid during the term of the lease in accordance with the terms of the lease. Please refer to the contract of sale and the proposed lease attached to the vendors statement.

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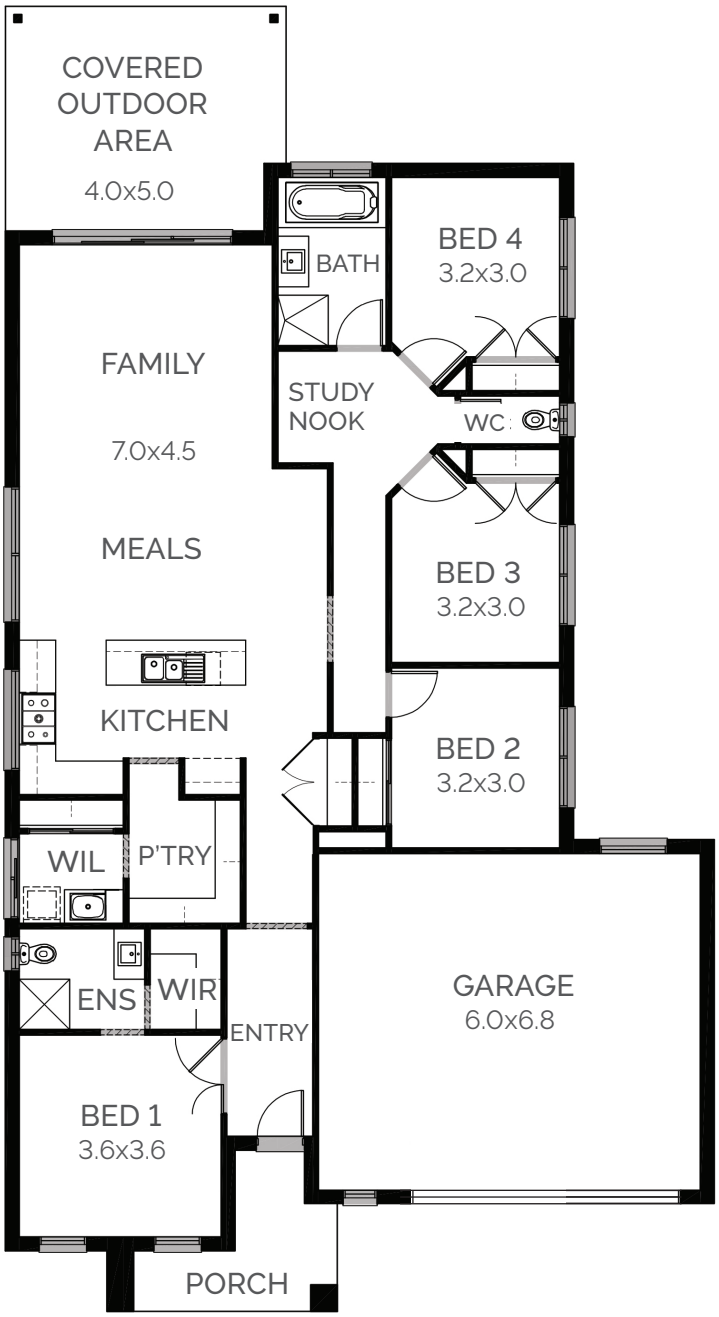

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