

\$769,900

7% LEASEBACK*

Clovelly 248



Address: 8 Brighton Avenue, Wollert VIC 3750
House Area: 26.5sq Block Size: 512m²

5.4kms

Epping Golf Driving Range

Located just 5.4 kms from Epping Golf Driving Range

9.1kms

Pacific Epping

Located just 9.1 kms from Pacific Epping Shopping Centre

6.3kms

Craigieburn Station

Located just 6.3 kms from Craigieburn Station

Inclusions

- Extended double garage with remote controlled sectional overhead door
- 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
- Master Bedroom with large Walk-In Robe, 3 additional bedrooms & 2 separate living zones
- Porcelain floor tiles to main living zones & quality carpet completed the home
- Reconstituted stone benchtops to Kitchen

- Exposed aggregate driveway
- Built-In joinery as displayed
- 900mm Stainless Steel Appliances, along with freestanding dishwasher & built-in microwave
- Feature raked ceiling for an architectural feel

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

Fairhaven

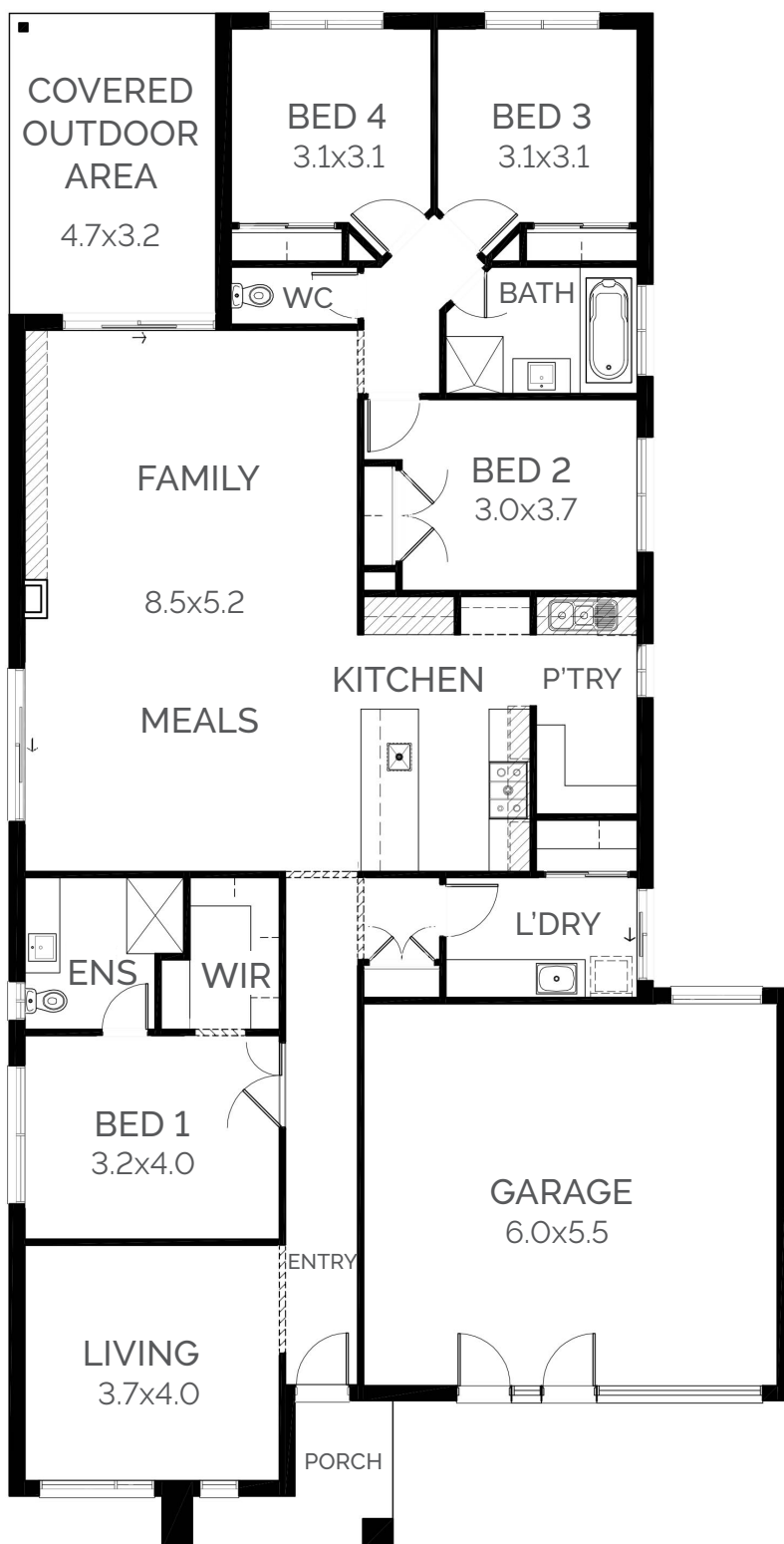
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*7% return is a gross return based on the advertised price. It is calculated as an annual yield rate, and the rent is paid during the term of the lease in accordance with the terms of the lease. Please refer to the contract of sale and the proposed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

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