



# 59 MODENA ROAD, FRASER RISE

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59 MODENA ROAD FRASER RISE VIC 3336

## GREAT MODERN FAMILY TOWNHOUSE OR TOP INVESTMENT

Modern Double Storey Townhouse only one year old, beautifully presented with nothing to spend has now come to market. Built by SOHO quality boutique builders this property is still under builders' warranty. Move in nothing to spend just enjoy this lovely home. We are confident that this property will not last long in this hot market!

Open plan living downstairs with modern SMEG stainless steel quality kitchen appliances including Caesarstone benchtops and quality joinery with self-closing draws. This Townhouse consists of 2 Bedrooms, 2 Bathrooms, 1 Powder room, 3 Toilets, 1 car remote garage with access to home via garage this feature alone is very handy particularly in winter on rainy days, plus it also provides extra security to all the family. Also, you can park another vehicle in the driveway. Heating & Cooling provided by 3 individual reverse-cycle split systems, 1 downstairs & the other 2 upstairs. The entrance, study/home office & open living areas have floating floorboards for longevity and easy cleaning. Upstairs including all bedrooms carpeted to keep you warm. Master bedroom has a balcony, walk-in robe plus a beautiful ensuite with double shower.

Townhouses Sold  
Listing ID : 61901070  
Price :

## Contact



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Large second bedroom plus bathroom. We are greatly confident that once you inspect this great Townhouse you will want to make it your own!

LIST OF INCLUSIONS

- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Land Size 149 m2 approx.
- House size 111 m2 or 11.947 Sq's
- Open Plan Living
- Kitchen – Caesarstone Benchtops
- Quality Joinery – Self Closing Draws
- SMEG Italian Appliances – Double Sink Bowl
- 600mm SMEG Oven
- 600mm SMEG Gas Top
- 600mm SMEG Rangehood
- 3 Toilets
- 3 Reverse Cycle Split Systems – Heating/Cooling
- European Style Landry – Storage Space
- Storage Space under Stairs
- Alarm System
- Downlights
- Security Doors - Flyscreens
- 1 Car Remote Control Garage + 1 Car Driveway
- Master Bedroom – Ensuite – Walk-in Robe
- Master Bedroom – Balcony Overlooking Park
- Security Doors to Main Bedroom
- 2nd Bedroom Built in Robes
- Carpeted Stairway & Upstairs
- Linen Closet
- Rental Potential \$432/W = \$22,464 Per Annum

