



7 Essence Parkway, Craigieburn

## A Perfect Start!

LJ Hooker Craigieburn is proud to present 7 Essence Parkway Craigieburn. Positioned in the popular Aston Estate, this ideal first home or investment is with walking distance to all the spacious recreation reserves, Aston Village Shops, Elevation Secondary College and public transport.

Step inside this low maintenance property and enjoy spending your time in the open plan living/dining/kitchen area. Downstairs also has a powder room and European laundry.

Upstairs offers two great sized bedrooms complete with built in robes and are serviced by the main central bathroom.

Enjoy the wonderful extras which include multiple split systems and remote control garage.

Currently leased at \$1,825 per calendar month, investors can enjoy rental income from day 1.

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**FOR SALE**  
\$380,000 - \$395,000

### AGENTS

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### AGENCY

LJ Hooker Craigieburn  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID JR2HFE  
Property Type Townhouse  
Including Air Conditioning  
Toilets (2)  
Dishwasher  
Built-in-Robes

### **Aiden Be-Hanna 0499 901 401**

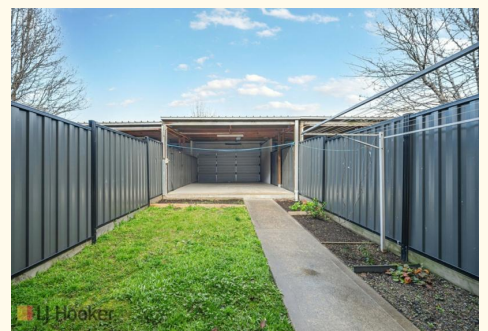
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### **James Farrugia 0466 642 032**

Sales Manager / Licensed Estate Agent |  
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### **LJ Hooker Craigieburn (03) 9333 0212**

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