



44 Vitana Court, Craigmore

The Ideal Family Home in a Convenient Location

Perfectly positioned within easy walking distance to Craigmore Shopping Village, local schools, public transport, and everyday amenities, this well-maintained home offers comfort, convenience, and outstanding value for families, first-home buyers, and investors alike.

Built in 1985 and situated on a generous approximately 583m² allotment, the home has been lovingly cared for and presents beautifully with neat gardens and an inviting street presence.

Step inside through the formal entry and discover a practical floorplan designed for relaxed family living. A spacious formal lounge provides a comfortable retreat, while the separate dining area is ideal for family meals and entertaining. The central kitchen is perfectly positioned to overlook the family/living room, creating a functional hub where everyone can come together.

Accommodation comprises of three bedrooms while bedrooms one and two include built-in robes for added storage and convenience. Year-round comfort is provided for with split system r/c air con and ceiling fans to bedrooms 1, 2, lounge, dine & living areas.

3 1 3

FOR SALE

Please Call

AGENTS

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Interested parties must rely solely on their own enquiries.



Outside, the home continues to impress with a large undercover entertaining area, perfect for year-round gatherings with family and friends. The double-length carport with roller door provides secure vehicle accommodation, while a tool shed offers additional storage for gardening equipment and household items. The beautifully maintained gardens complete the picture, creating a private and peaceful outdoor setting.

Whether you're looking to move straight in, add your own personal touches over time, or secure a quality investment in a highly convenient location, this property represents an exceptional opportunity.

Features you'll love:

- " Built in 1985
- " Approximately 583m² allotment
- Three bedrooms.
- Built-in robes to bedrooms one and two
- Formal entry
- Spacious formal lounge
- Separate dining room
- Central kitchen overlooking family/living area
- Large undercover entertaining area
- Double-length carport with roller door
- Gas hot water and gas stove.
- Neat established gardens & tool shed.
- Walking distance to Craigmore Shopping Village, schools, and public transport.

For the investors the rental return estimate in the market today is approx. \$560 - \$590 per week.

Homes in this sought-after location are always in demand, so don't miss your opportunity to secure this fantastic property.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	693AFDC
Property Type	House
House Size	117 m2
Land Area	583 m2
Including	Air Conditioning
	Built-in-Robes
	Secure Parking

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only. All details should be independently verified.

Produced by **Property Portraits**

Interior	107m ²
Exterior	87m ²
Garage	12m ²
TOTAL	206m²