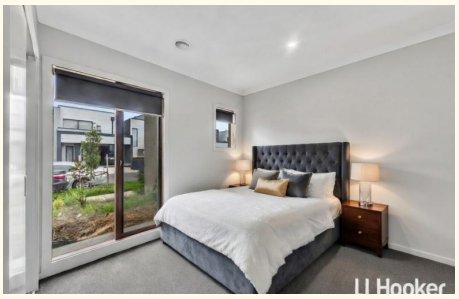

4 Orchard Street, Maddingley

Modern Living or Smart Investment - Only 4 Years Young!

Perfectly positioned in a growing and family-friendly pocket of Maddingley, 4 Orchard Street presents an outstanding opportunity to secure a modern home that combines contemporary comfort with strong investment potential.

Built approximately two years ago, this well-maintained residence offers a stylish and functional design ideal for modern living. The home features four generous bedrooms and two bathrooms, providing ample space for families while maintaining a practical and comfortable layout.

Chef's Kitchen: The heart of the home features a 900mm cooktop, stone benchtops, a walk-in pantry, splashback, stainless steel appliances, and a dishwasher.

The master bedroom serves as a private retreat and is complemented by an ensuite and built-in storage, while the remaining bedrooms are well-sized and serviced by a central bathroom designed with both style and functionality in mind.

4 **2** **2**

FOR SALE
$619,000 - $659,000

VIEW
Sat 14th Mar @ 11:00AM - 11:30AM

AGENTS
Vinay Kumar
0415 316 382
vinay.kumar@ljhookerbm.com.au

AGENCY
LJ Hooker Melton
(03) 8797 5588

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

Step outside and you'll find a low-maintenance outdoor area, ideal for relaxing, entertaining, or simply enjoying the peaceful surroundings. With a modern design and minimal upkeep required, the property is perfectly suited for both owner-occupiers and investors.

Adding further appeal, the property is currently leased at $505 per week on a fixed lease until 31 August 2026, offering immediate rental income and making it an attractive option for savvy investors seeking a quality addition to their portfolio.

Conveniently located close to local schools, parks, shopping facilities, and transport links, the home also provides easy access to the Bacchus Marsh town centre and direct routes to Melbourne and Ballarat.

Key Features:
Approx. 4-year-old modern home

4 spacious bedrooms and 2 bathrooms

Light-filled open-plan living and dining area

Well-appointed kitchen with ample storage and bench space

- maintenance outdoor area

Currently leased at $505 per week

Fixed lease in place until 31 August 2026

Ideal opportunity for investors or future owner-occupiers

Located in a desirable and growing pocket of Maddingley

Whether you're looking to expand your investment portfolio or secure a modern home for the future, this near-new property presents a fantastic opportunity in a highly sought-after location.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)
Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the
vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:
http://www.consumer.vic.gov.au/duediligencechecklist

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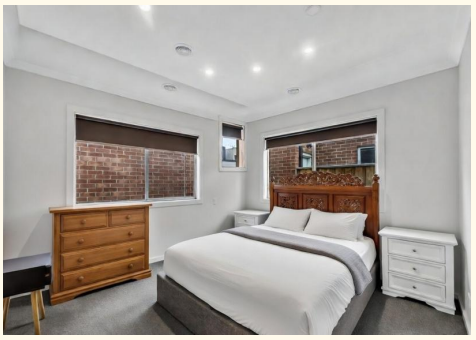
MORE DETAILS

Property ID	RT0HWU
Property Type	House
Land Area	351 m2

Vinay Kumar 0415 316 382
Sales Executive | vinay.kumar@ljhookerbm.com.au

LJ Hooker Melton (03) 8797 5588
307 High Street, MELTON VIC 3337
melton.ljhooker.com.au | admin@ljhmelton.com.au



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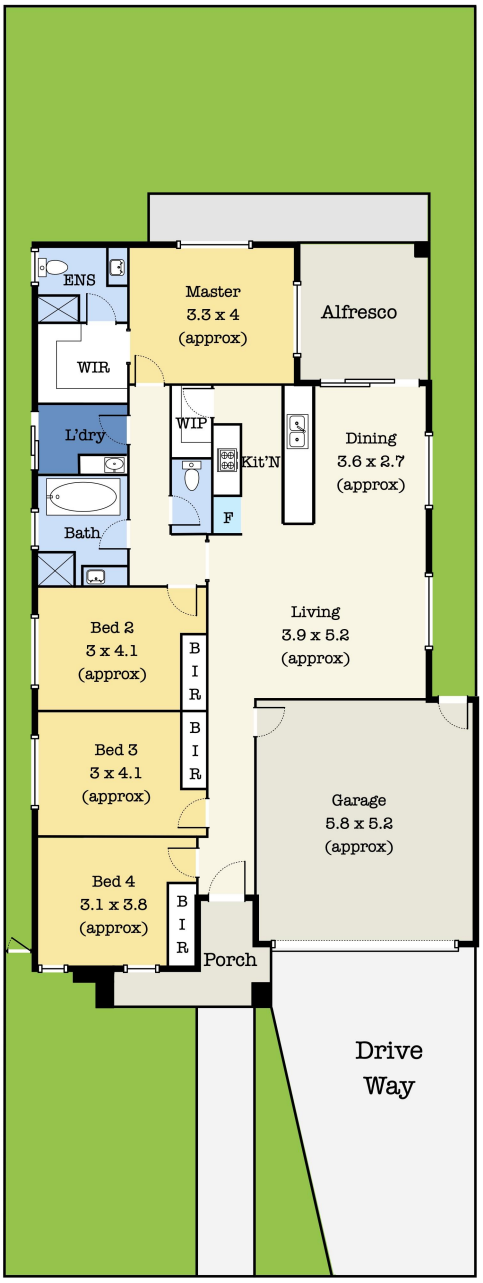
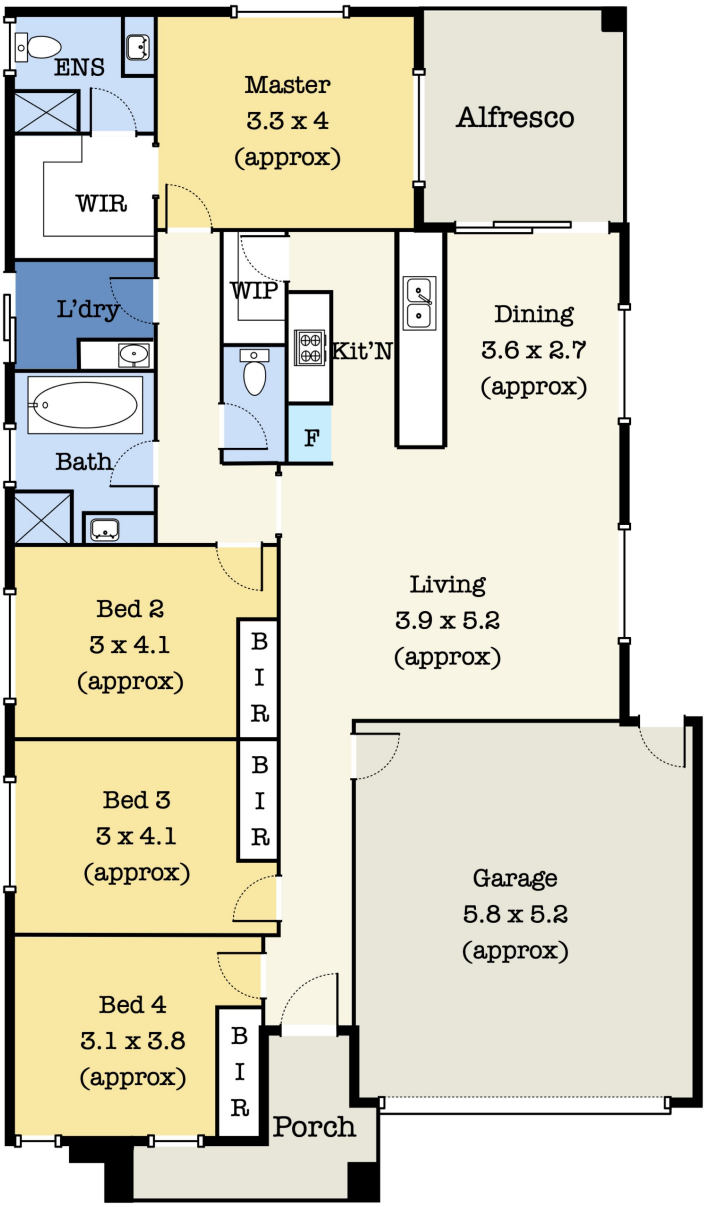
Floor Plan





4 Orchard St, Maddingley VIC 3340

*This floorpan is for illustration purposes only and no warranty is given to its accuracy.Purchasers are advised to carry out their own investigations.

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