



Wollert, 18 Yalmy Avenue

Investor's Dream —Secure Lease Until January 2026,
Prime Location

The Property

Welcome to 18 Yalmy Avenue, Wollert. This beautifully presented home offers three spacious bedrooms, two modern bathrooms, a separate study, and a spacious open plan living and dining area that effortlessly combines style and comfort. Set within the highly sought-after Aurora Estate, this property offers a perfect blend of convenience and contemporary living. Located close to schools, shopping precincts, exploring the serene walking trails, and local amenities, this is an excellent opportunity to secure a delightful home in a thriving community. This home presents an outstanding opportunity for an astute investors, with a secure lease in place until January 2026.

The Point of Difference

- The expansive open plan living and dining areas are filled with natural light, creating a warm and welcoming atmosphere, perfect for both everyday living and entertaining.



Disclaimer: 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.



For Sale
\$565,000 - \$585,000

View
ljhooker.com.au/2G1WHGH

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- A separate study offers a quiet, dedicated space for work or study, adding versatility to the home.
- The home offers three carpeted bedrooms, with the master featuring a split system, walk-in robe, and a stylish ensuite. The remaining two bedrooms are fitted with built-in robes, sharing a sleek, contemporary bathroom that complements the home's modern design.
- The well-appointed kitchen, perfectly positioned to overlook the living and dining areas, features a stone benchtop, premium stainless-steel appliances, a double-door pantry, ample cupboards for storage, and a modern breakfast bar for casual meals.
- The fully fenced backyard provides privacy and space for outdoor activities, with potential for further landscaping or a private retreat.
- Additional features include a double-car garage with internal access, a split system unit in the living area, ducted heating, a separate laundry in the garage with storage cupboards, and downlights throughout.
- Currently leased at \$1,825.300 per calendar month, lease expiry 24 January 2026.

The Point of Interest

Nestled in a highly desirable location, this home is within walking distance to the zoned Edgars Creek Primary School and Edgars Creek Secondary College, with picturesque walking trails and the beauty of nature right at your doorstep. The convenience of this location is further complemented by Aurora Village Shopping Centre, excellent public transport options, and Epping Plaza, Northern Hospital, and Epping Golf Driving Range, all within close proximity. This exceptional setting offers the perfect blend of lifestyle, convenience, and a friendly community, surrounded by natural beauty.

Note. 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. Any school zoning stated based on www.findmyschool.vic.gov.au as of 17/02/2025.

More About this Property

Property ID	2G1WHGH
Property Type	House

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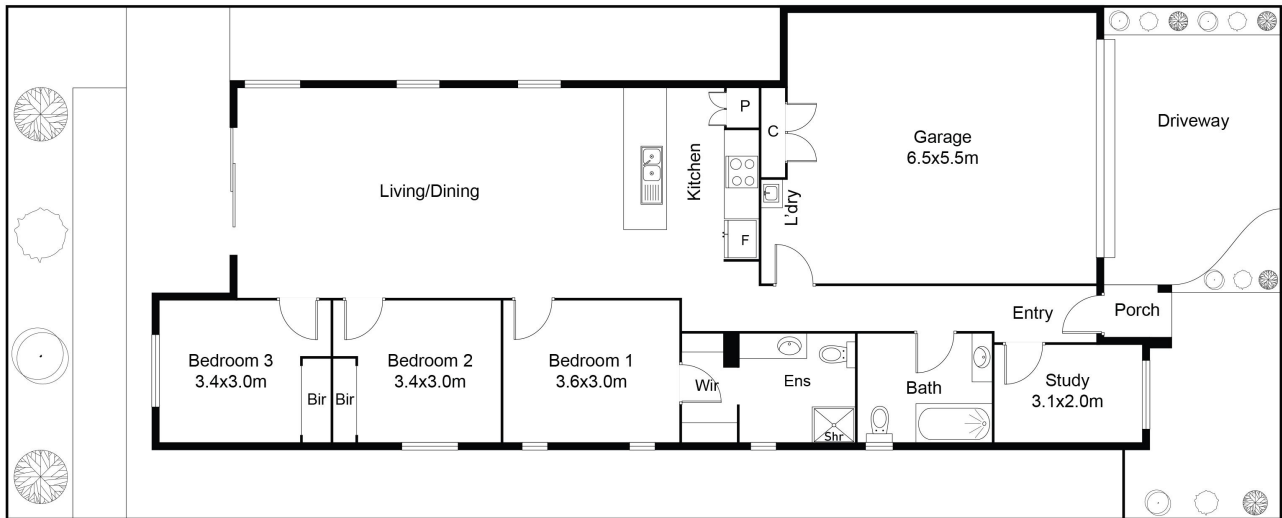
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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