

# 1 Cedar Court, Churchill, Vic 3842

## House For Sale

Thursday, 9 January 2025

1 Cedar Court, Churchill, Vic 3842

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 650 m2

Type: House



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**\$379,000**

Discover the charm and potential of this beautifully maintained brick veneer home, perfectly suited for both owner-occupiers and savvy investors. Positioned in a quiet court location, this property offers a blend of comfort, convenience, and value.

- **Modern Living:** Enjoy the spacious open-plan kitchen, living, and dining area designed for functionality and easy living.
- **Well-Equipped Kitchen:** Featuring a double sink, electric cooking, and ample storage, the kitchen is ready for family meals or entertaining guests.
- **Generous Bedrooms:** Three well-sized bedrooms, all complete with built-in robes, offer plenty of space for relaxation and storage.
- **Family-Friendly Features:** A central bathroom boasts a stand-up shower, single vanity, built-in bath, and a separate toilet for added convenience.
- **Year-Round Comfort:** Stay cosy in winter and cool in summer with gas ducted heating and a split-system air conditioner.
- **Outdoor Appeal:** The well-sized backyard provides plenty of space for kids and pets to play while the single carport and approx. 6m x 4m (approx.) shed adds practical storage options.
- **Investment Potential:** With an estimated rental return of up to \$400 per week, this property presents a fantastic opportunity to start or grow your investment portfolio.

Don't miss out on this well-rounded home that ticks all the boxes! For more information or to arrange an inspection, contact Simon Burns on 0421 333 114 or Sarah Jeffery on 0477 013 311 today. Whether you're searching for your first home, the perfect downsizer, or a high-performing investment, 1 Cedar Court is a must-see!