

# 6 Ashley Court, Sale, Vic 3850

## House For Sale

Friday, 17 January 2025



6 Ashley Court, Sale, Vic 3850

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 831 m2**

**Type: House**



Julian Mclvor

0351444575

**\$460,000**

Sought after location Nestled in a peaceful court and conveniently close to local shops, this three-bedroom brick veneer home presents an excellent opportunity for your next family home or investment. Currently leased month to month to a reliable tenant, it offers a solid rental return of \$21,840 per annum. The well-designed floorplan features a light-filled living area that opens onto a covered outdoor space through glass sliding doors. The kitchen is equipped with a gas cooktop, electric wall oven, and ample storage. The main bedroom includes an ensuite and built-in robes, while the two additional bedrooms also feature built-in robes and share a functional main bathroom. Additional features include gas heating, downlights, a double carport, a double lock-up garage, and a low-maintenance yard. This property is ideal as an entry-level home or investment, offering comfort as is, with plenty of potential for future updates. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Features Air Conditioning Built In Robes Built in Pantry Fully Fenced Gas Gas Heating Remote Garage Seperate Toilet Shed West Aspect