

Just Listed



40 Woonan Drive, Wyndham Vale



## Impressive Backyard - Brand New House – Fantastic Location

**Victorian House and Land Specialist** proudly presents this 4-bedroom house in one of the highly desirable and growing neighbourhoods of Wyndham Vale. With a carefully designed floor plan, top of the range finishes, and a prime location, this home ticks all the boxes!

This vibrant home features:

- 7-star energy rating
- Higher ceilings 2700mm to ground floor
- Colourbond Roof
- Timber flooring throughout
- LED downlights throughout
- 900mm kitchen appliances with Dishwasher
- Landscaping with fencing and letterbox
- Roller blinds
- Coloured concrete Driveway
- Premium Feature Façade
- Remote control panel lift garage door
- Porcelain tiles as standard to wet areas

🛏 4 🚿 2 🚗 1 📏 150 m2

Price \$570,000 TO  
\$620,000

Property Type Residential

Property ID 6887

Land Area 150 m2

### Agent Details

Kevin Woodhoo - 0490030197

### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
03 5995 3911



- Timber flooring throughout
- 2 Split Systems
- NBN Connection
- AND MORE...

In terms of location, this property is ideally situated for families. Riverbend Primary School is just a 1-minute walk away, making school runs a breeze. Childcare centres are also within a 1-minute drive, providing convenience for working parents. For shopping and dining, the Manor Lakes Shopping Centre is only a 1-minute drive away, while Wyndham Vale Train Station is just 4 minutes drive, offering easy access to public transport for commuters.

Safe Investment!

This property presents an incredible (no progress payment) opportunity for investors and SMSF buyers looking for a hassle-free addition to their portfolio. With a strong rental potential of \$480 to \$520 per week, this brand-new home offers excellent returns on investment.

Exciting New Developments in Wyndham Vale:

- Brand New Bunnings: A Bunnings Warehouse is currently being built in the Manor Lakes Central Shopping Centre zone, with construction already visible. This will bring more convenience for home improvement and DIY needs.
- New Service Station: A new service station is also under construction next to the McDonald's on Ballan Road, further improving local amenities.
- Good News Lutheran School: A new school called Good News Lutheran is nearing completion, adding to the educational options in the area.
- Ison Road Bridge: The Ison Road Bridge over the train line is almost complete, expected to reduce travel time to the M1 by around 10 minutes, improving access to Melbourne.
- MacKillop Catholic College: Another new school, MacKillop Catholic College, is also being built in Wyndham Vale, providing more options for local families.

Don't miss out on this amazing opportunity! Contact Kevin Woodhoo (0490 030 197) to arrange an inspection.

For the due diligence checklist, please visit the following link:

<https://www.consumer.vic.gov.au/duediligencechecklist>

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