



**3/37 Hargreaves Crescent Braybrook VIC**

2 1 1

Step into the realm of contemporary living, where intelligent architectural designs, luxury, and functionality converge to create a home that caters to the discerning tastes of first home buyers, downsizers, and astute investors seeking a premium asset.

**Price** : \$ 600,000

**View** : <https://www.douglaskay.com.au/sale/vic/west/braybrook/residential/townhouse/7321537>

\*\* Currently leased for \$2,260 PCM to an excellent tenant. Lease expires on 27 July 2024, offering the option to purchase subject to lease or vacant possession. \*\*

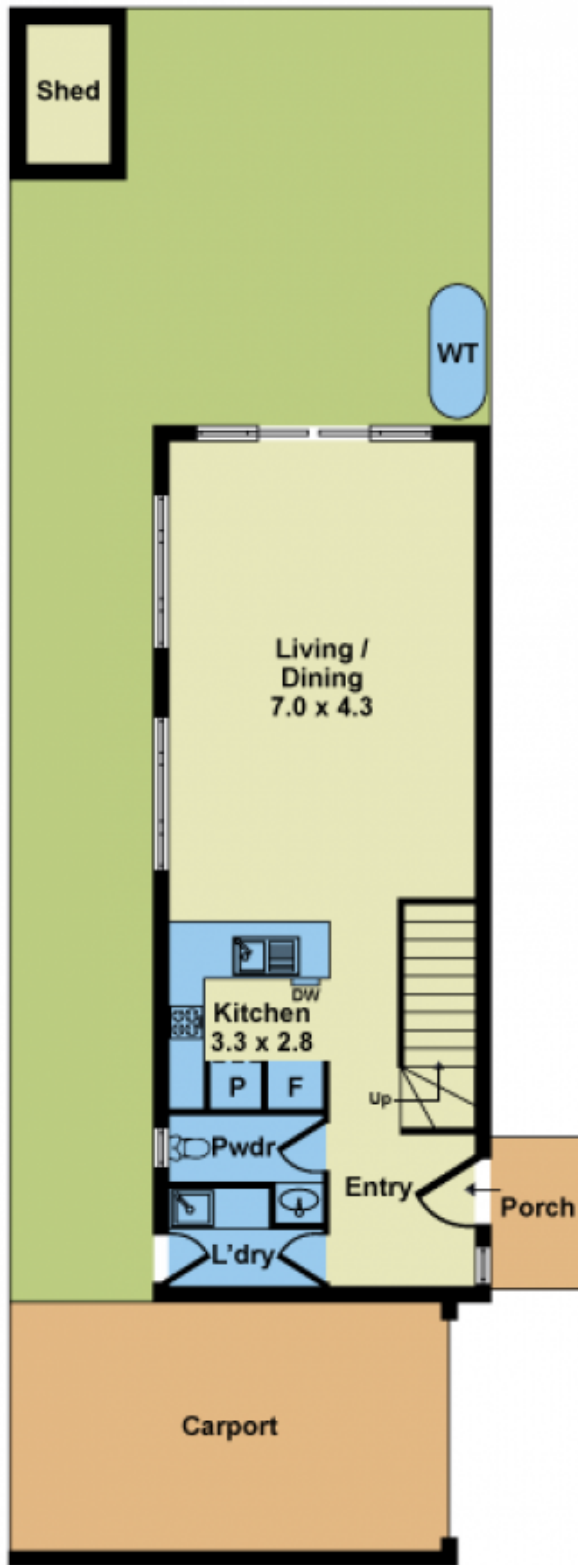
On the ground floor, a well-appointed open-plan kitchen, dining, and lounge area await, complemented by a laundry room, separate toilet, and a sprawling backyard oasis. Ascend to the first floor to discover two generously sized bedrooms with built-in robes, a central bathroom, and an additional separate toilet.



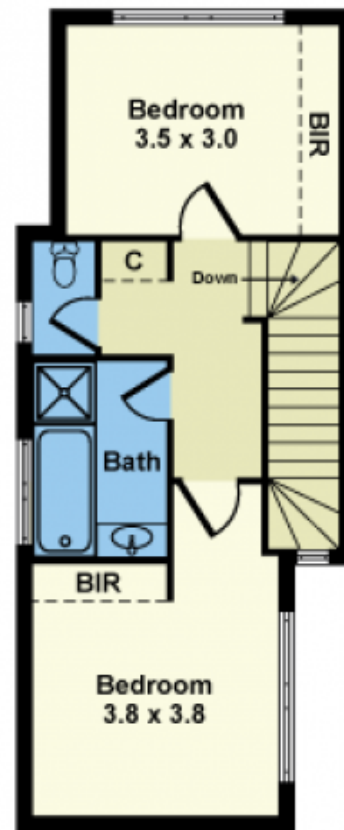
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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.