



NETWORK PACIFIC

46/9 GREG NORMAN DRIVE, POINT COOK, VIC 3030

2

BEDS

\$400000

3

BATHS

Smart Sanctuary Lakes Investment Opportunity with Stunning Lake Views

This hard to go past investment opportunity is securely leased to Quest Sanctuary Lakes for a five-year term, providing excellent returns and increases. The property is currently achieving a rental return of \$26,321.76 per annum, with 3% rental increases scheduled for years 4 and 5.

This low maintenance and beautifully designed double storey townhouse is ideally positioned within the highly sought after Sanctuary Lakes precinct. Upstairs, a spacious master bedroom features ensuite, built-in-robe and private balcony with stunning lake views. A second light-filled bedroom, also with built-in-robe and private balcony, has access to an airy central bathroom with a shower over bathtub.

Downstairs, a spacious open plan living and dining area is ideal for guest entertaining and relaxing and opens out to a paved alfresco seating area and lawn. A modern and fully equipped kitchen includes a stainless-steel oven, cooktop, dishwasher, refrigerator and ample storage. Other features include split system heating/cooling, under stair storage, downstairs bathroom, and carport with additional storage. Guests enjoy access to the resort facilities, including an onsite swimming pool, spa,

sauna, gym and tennis courts.

Located adjacent to the Greg Norman designed Sanctuary Lakes Golf Club, driving range and members lounge and within walking distance to Sanctuary Lakes' amenities, including the picturesque lake, walking tracks, public transport, shopping centre, dining and childcare.

Ideal for both leisure and business travellers, guests enjoy easy access to Point Cook, Laverton, Altona, Hoppers Crossing, Derrimut and Williams Landing. The property is conveniently located to Tullamarine and Avalon International airports and within 20 minutes of Melbourne city centre.

If you are looking for a set and forget investment property within the beautiful Sanctuary Lakes precinct, don't let this rare opportunity pass by.

Contact Chanel Riggio to arrange a private inspection or for further information on (03) 9816 4722.

METHOD OF SALE

Exclusive

NETWORK PACIFIC CONTACT DETAILS

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AVAILABLE

Sat 22nd January, 2022

Visit <https://www.networkpacificrealestate.com.au/property/?id=1P0450>