



9 Rochester Drive Mickleham, VIC

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### Calling all first home buyers & investors

Expressions of interest closing - Tuesday 20th of December @ 6pm unless sold prior

Positioned for absolute convenience with the best of Merrifield at your fingertips, this modern single-level home delivers a ready-to-enjoy low-maintenance lifestyle making it an ideal first home, downsizer or quality addition to any property portfolio.

#### Features:

- 3 bedrooms with BIR (master with WIR & ensuite)
- Open plan kitchen/living/meals
- Kitchen with stainless steel appliances including dishwasher and large island bench
- Main bathroom with bath
- Ducted heating + evap cooling
- Double garage with internal access
- Low maintenance front and rear yards

Rental Estimate:

**Price:** \$570,000  
**Council Rates:** \$1,477.90/year (approx)  
**Water Rates:** \$726.56/year (approx)



**Dean Zammit**

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The floor plan is not to scale, measurements are indicative and in metres. Balance elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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