



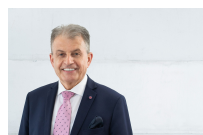
2/38 Carroll Crescent Mill Park, VIC

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**SIMPLY THE BEST, FOR LESS
NO CORPORATE FEES**

With only 2 on the block and No Corporate Fees this fabulous single level unit/home offers low maintenance living at its best and presents a fantastic step into the market for first home buyers, a superb downsizing opportunity or a great addition to an investment portfolio. Surrounded by recreational parklands in a great lifestyle location, only minutes to an excellent choice of schools, spoilt for choice shopping options including, Dalton Village, Lalor Plaza and the Stables, cafes, eateries, Epping Train station is close by, bus routes, easy reach to RMIT and major road arterials. Contemporary in design and immaculately presented, this light filled home comprises inviting lounge room, 2 carpeted bedrooms with built in robes, handy 2 way bathroom with bathtub, well appointed kitchen, gas cooktop/ wall oven, meals / living area and full size laundry. A private and tranquil good sized rear yard is the perfect place to relax, unwind and enjoy amongst low maintenance established gardens

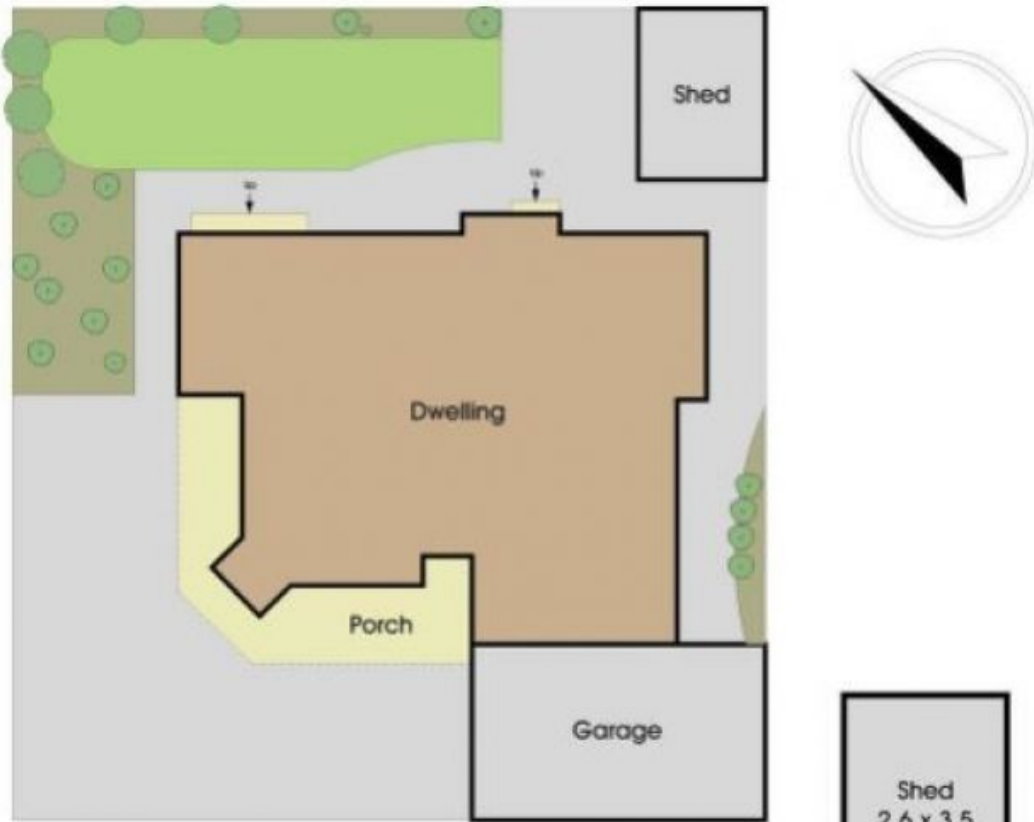
Price: Auction Saturday 15th January at 11:30am



Ilia Menkinoski
0417 528 100
ilia.m@lovere.com.au



Lou Menkinoska
0402 905 107
lou.m@lovere.com.au



SITE PLAN



LOVE & CO
FLOOR PLAN

2/38 Carroll Crescent

Mill Park, VIC

Dimensions are approximate measurements; we cannot guarantee its accuracy. No liability will be accepted for any misinformation