

Andrew Hawkes

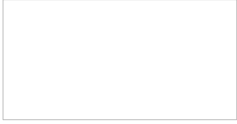
0411 223 445

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- | [Recommended Services](#)



Andrew Hawkes

0411 223 445

(03) 9418 9129

andrew.hawkes@firstnational.com.au

Welcome

Thank you for your interest in **23 Aldridge Road, WYNDHAM VALE.**

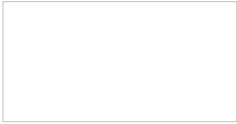
At FN Test Account, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **FN Test Account.**



Andrew Hawkes

0411 223 445

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The Property



23 Aldridge Road, WYNDHAM
VALE

Grand Living in Bluestone

4 2 2 **\$625,000 - \$675,000**

Air Conditioning	Reverse Cycle Air Conditioning	Study
Rumpus Room	Above Ground Pool	Outside Spa
Ducted Heating	Remote Garage	Outdoor Entertaining
Broadband Internet	Built In Robes	Dishwasher

Are you looking for a large family home close to all the local amenities you need? Then look no further❖this is it! Sitting on 582m2 of land and only a stone❖s throw away from Wyndham Vale Primary School plus surrounded by plenty of other amenities, this modern 4-bedroom home will certainly impress upon inspection!

- ❖ 4 great sized bedrooms fitted with built-in robes plus study (master with walk-in robes and ensuite with large shower and double vanity), centrally located bathroom
- ❖ Multiple living zones including a formal lounge room, open kitchen/meals/family area plus a separate rumpus/theatre room (which could also be used as a 5th bedroom if necessary)
- ❖ Kitchen boasts 900mm freestanding upright stove, stainless steel rangehood and dishwasher, island bench, stone benchtops plus heaps of storage space
- ❖ Large low maintenance backyard completes with alfresco, outdoor heated spa and above ground swimming pool yet still with plenty of room for the kids and pets to play
- ❖ Other features include ducted heating, 2x split-system air conditioners, large laundry, high

ceilings, monitored alarm system, ceiling fans, garden shed, window furnishings, security doors plus an oversized double car garage with remote control, internal and drive through access

Call Andrew on 0423 248 703 today to arrange your inspection!

[Statement of Information](#)

Location





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Our Agency

At FN Test Account, real estate is not just about bricks and mortar. It's a people business and our passionate, energetic team is dedicated to helping you achieve your objectives.

Our philosophy is simple. We don't categorise people as renters, buyers or vendors; simply customers. No matter what stage of life brings you to our agency, we'll treat you with equality and dignity.

By listening to your needs, being consultative and putting your interests first, our hard work and creative thinking assures success.

And, to assure the best customer experience, we're committed to continuous professional development and the latest technology. Ask how we can help you today.



We put you first.



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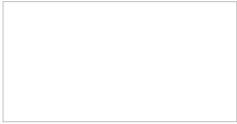
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Documents, Links and Resources

[Calculators](#)

[Contract of Sale](#)



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Comparable Sales



20 EDISON DRIVE, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

5 Bed | 2 Bath | 2 Car

\$655,000

Sold ons: 07/03/2024

Days on Market: 100

Land size: 603

sale - sold



11 ALDRIDGE ROAD, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

5 Bed | 2 Bath | 2 Car

\$699,000

Sold ons: 22/02/2024

Days on Market: 116

Land size: 544

sale - sold



5 EDISON DRIVE, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

4 Bed | 2 Bath | 2 Car

\$690,000

Sold ons: 06/05/2024

Days on Market: 28

Land size: 545

sale - sold



13 LANGLEY AVENUE, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

4 Bed | 2 Bath | 2 Car

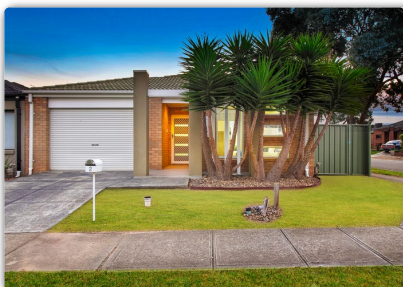
\$650,000

Sold ons: 25/03/2024

Days on Market: 35

Land size: 544

sale - sold



2 BOUCAUT STREET, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

4 Bed | 2 Bath | 1 Car

\$525,000

Sold ons: 29/05/2024

Days on Market: 21

sale - sold

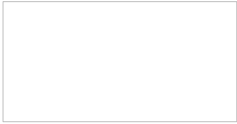


14 AMESBURY AVENUE, WYNDHAM VALE, VIC 3024, WYNDHAM VALE

4 Bed | 2 Bath | 2 Car
\$685,000
Sold ons: 19/03/2024
Days on Market: 278

Land size: 626
sale - sold

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Our Team



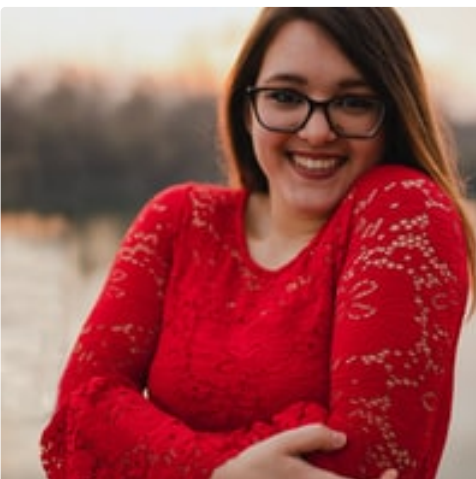
JENNIFER JONES

RECEPTIONIST

j.jones@firstnationalre.com.au

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JANE PETERSON

SALES AGENT

0487 229 944

j.peterson@firstnationalre.com.au

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JOHN SMITH

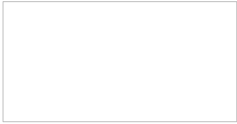
SENIOR PROPERTY MANAGER

0400 200 900

j.smith@firstnationalre.com.au

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More Listings

Some of our other available properties



19 Tournament Drive, Sanctuary Lakes

5 Bed | 4 Bath | 2 Car

Land size: 865sqm

\$1,375,000 - \$1,475,000



3 Thrush Court, Werribee

4 Bed | 1 Bath | 3 Car

Land size: 590sqm

\$490,000-\$530,000

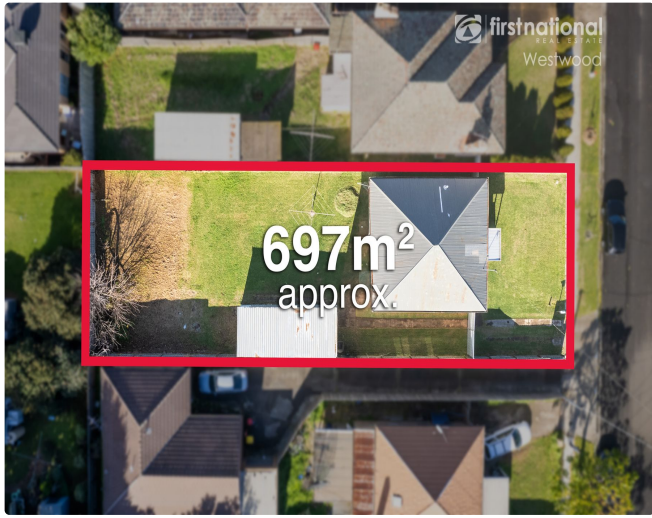


22 Bregman Esplanade, Manor Lakes

4 Bed | 3 Bath | 2 Car

Land size: 512sqm

\$690,000 - \$730,000

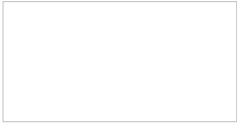


21 Margaret Street, Werribee

2 Bed | 1 Bath | 3 Car

Land size: 697sqm

Contact Agent



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The Sales Process

Appraisal

Our goal is to sell your property for the highest price, in the shortest possible time. This starts with a realistic comparative market analysis. Our expert agents have unparalleled knowledge of property values in this area and this is why we consistently achieve our anticipated price.

Method of Sale

We'll explain the different methods of sale available and help you choose which is best suited to your needs. Typically, options will include Private Treaty (For Sale) or Auction although other alternatives are available, if required. We'll also look at timing and any events that could impact on the success of your campaign.

Presenting your Property

We love making sure buyers see the full value of your property. So, we'll guide you with recommendations about myriad small things you can do to make sure your property is presented in its best light. You'll be amazed what a difference we can make.

Inspections

Once everything's ready, we'll start showing buyers through your property. We'll offer you the choice of 'Open House Inspections' or 'Private Buyer Appointments' and discuss which times are best to show your home/property.

Receiving Feedback

After each inspection, we keep you informed of our progress by reporting feedback from interested parties. This helps ensure we're on track and allows you to fine tune presentation, if any areas of concern arise.

Offers/Auction

Whether selling by Auction or Private Treaty, offers will be received during your marketing campaign. This is where our negotiation skills make all the difference. We'll help you assess each offer, making recommendations about tactics, counter-offers, when to 'walk away' and when the time's right to sell.

Advertising & Marketing

To maximise your sale price, First National Real Estate will outline a range of marketing and advertising options that ensure a wide audience is alerted to your sale. Our comprehensive marketing includes Hyperlocal advertising, exposure on our industry leading websites, major real estate web-portals, social media and our exclusive, award-winning buyer alert database – UtopiaX.

Contracts

Once you've accepted an offer, or the hammer has fallen at auction, contractual documentation will be signed by both buyer and seller and the deposit paid. We explain everything you'll need to know at the time, like whether the buyer is entitled to a statutory 'cooling off period' and when your sale becomes 'unconditional'.

Sold

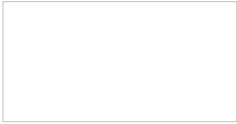
Some of our customers like to celebrate in the customary fashion at this point, so you might feel like opening that bottle of Champagne you've been keeping on ice! Alternatively, you might prefer a cup of tea. Whatever your choice, we'll be just as excited as you as the SOLD sticker goes up.

Settlement

Next up comes the 'Settlement Period'. This is typically around six weeks but will have been set or negotiated during the sale process. This is when you begin packing up and planning for 'moving day'. We're not finished just yet and have lots of helpful tips to help you smooth the process, especially where kids are concerned.

Moving

Moving day. In many cases, this will also be the day your sale 'settles', although some people do move out before 'settlement'. At settlement, the buyer pays the balance of the sale price to you, usually following the formality of a 'pre-settlement inspection'. Guess what, we're still here to help. First National Real Estate offers a FREE utility connection service through *Direct Connect*. With one simple phone call, we can have your telephone, internet, gas, electricity, water and all utilities disconnected and re-connected at your new home saving you hours of phone calls.



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The Area

Richmond, VIC 3121

Suburb Video

Richmond is a small, hip suburb 3 kilometers east of the Melbourne CBD. Residents of Richmond are mostly comprised of urban professionals who want to stay close to the city. And while it attracts a good number of singles, it's also a popular spot for families, many of whom tout the neighborly vibe and tightknit community. Most residents live in Victorian-era townhomes that sit closely together on narrow streets.



The neighborhood is home to a large Greek community and is also known for its vibrant Little Saigon section along Victoria Street. The diverse population has made for a diverse (and delicious) dining scene here, ranging from Italian and Moroccan to Korean and steakhouses.



Richmond has a few green spaces including Citizens Park, the Barkly Gardens, and the Allen Bain Reserve. For those with children it has a number of excellent primary and secondary schools.



Richmond is bordered on the north by Abbotsford, on the east by the Yarra River and Burnley, on the south by the Yarra River, and on the west by East Melbourne.



WYNDHAM VALE VIC 3024

Suburb Snapshots

Houses



Median House Price

\$581,000

12 months from 7-Jul-2024



Median Days on Market (House Sales)

41

12 months from 7-Jul-2024



Number of Houses Sold

559

12 months from 7-Jul-2024



Houses for Sale

155



Interested Buyers (House)

3113



Median Rental Price (Houses)

\$460

12 months from 7-Jul-2024



Median Days on Market (House Rentals)

34

12 months from 7-Jul-2024



Rental Yield (House)

4.08%

12 months from 7-Jul-2024



Number of Houses Leased

1248

12 months from 7-Jul-2024



Houses for Rent
262



Interested Renters (House)
1711



Median House Price

\$581,000

12 months from 7-Jul-2024



Median Days on Market (House Sales)

41

12 months from 7-Jul-2024



Number of Houses Sold

559

12 months from 7-Jul-2024



Houses for Sale

155



Interested Buyers (House)

3113



Median Rental Price (Houses)

\$460

12 months from 7-Jul-2024



Median Days on Market (House Rentals)

34

12 months from 7-Jul-2024



Rental Yield (House)

4.08%

12 months from 7-Jul-2024



Number of Houses Leased

1248

12 months from 7-Jul-2024



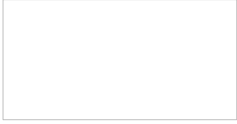
Houses for Rent

262



Interested Renters (House)

1711



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Investing?

Property Management Services

When you've invested in a rental property, you want to be certain that its management is in safe hands.

Our property managers are not only experienced, but they are backed by efficient maintenance systems, thorough legislative training, and a team structure that maximises the customer experience.

We don't just collect the rent; we look for opportunities to improve your property, your yield and tax efficiency.

Ask us how today.

Purchasing an investment property?

Property represents a secure, long-term form of wealth creation. As such, Australians are famous for using property investment as a way to secure their future.

At FN Test Account, we have all the resources you need to take the first steps. Our free Property Management Guide answers all the questions an investor has, from finding the right property to maximising yields.

Property Management Guide

[Download Guide](#)



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Recommended Services

Broker

Tommy's Mortgages

www.tommysfinance.com.au

[\(03\) 9000 1000](tel:(03)90001000)

88 Money Street,

Melbourne VIC 3000

Building inspections

Maria's Construction Company

www.mariaconstruction.com.au

[\(03\) 9000 1000](tel:(03)90001000)

14 Builder Road,

Southbank VIC 3006