



## 40 Signal Circuit AINTREE VIC

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Presenting an exceptional opportunity to enter the booming Aintree market or expand your portfolio. Peacefully nestled in the ever so popular Woodlea Estate set on a generous parcel of land, there is immediately a lot to love about this property. Being within close proximity to Bacchus Marsh primary school, public transport, sporting facilities, easy access to the western highway and with the added bonus of parklands & walking tracks at your fingertips.

Comprising of the following:

Four spacious bedrooms all with built in robes  
Master bedroom offers walk in robe and full ensuite with quality fittings

Open plan kitchen with all the appliances you need

The kitchen is located perfectly to incorporate the large meals and family zone which leads out to an alfresco area making it large enough for all year round entertaining your family and friends

Central bathroom with bathtub and quality fittings

Features include gas ducted heating, high ceilings and so much more

Double car garage on remote with internal access,

For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844 or Stephen Azzopardi on 0402 012 554

Alternatively if you or your family are considering selling a

**Price** : \$ 570,000  
**Land Size** : 392 sqm  
**View** : <https://www.ypa.com.au/7386755>



**Andrew Migliorisi**  
0432 526 844