



## 18/45 Derby Street TULLAMARINE VIC

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This recently updated brick veneer villa unit offers the perfect beginning for the young family or first home buyer. Located in a quiet neighbourhood and close to all amenities this wonderful opportunity is simply too good to miss.

Offering: 2 excellent sized bedrooms with BIR's, conveniently sized lounge room well equipped kitchen adjoining meals area, roomy laundry, full updated bathroom with SSR, other features include landscaped gardens, undercover pergola area and garden shed.

Fixtures & fittings include: all fixed floor coverings, window furnishings, gas ducted heating, gas hot plates, wall oven, rangehood, hot water service and much more.

Advice is inspect now!

**Type** : Unit

**View** : <https://www.jasonrealestate.com.au/sale/vic/north/tullamarine/residential/unit/7330466>