

Property Package Fixed Price - Full Turnkey

HERITAGE ESTATE

45 Aberdeen Way MOE VIC 3825



\$672,000

Moe VIC 3825 offers an affordable entry point into Victoria's property market, making it worth considering for investors with a smaller budget. Local shops, everyday services and rail connections to Melbourne, Morwell and Traralgon add to its appeal for tenants. Lake Narracan and the Moe-Yallourn Rail Trail provide outdoor recreation that complements the town's regional lifestyle. For investors considering family homes, Moe's 4-bedroom houses recorded a median rent of approximately \$530 per week and a gross rental yield of 4.4%, although individual property returns will vary.

LAND PRICE \$279,000	LAND SIZE M ² 620.0
BUILD PRICE \$393,000	BUILD SIZE M ² 209.2
LAND REGISTRATION Oct-26	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area 209.2 m²



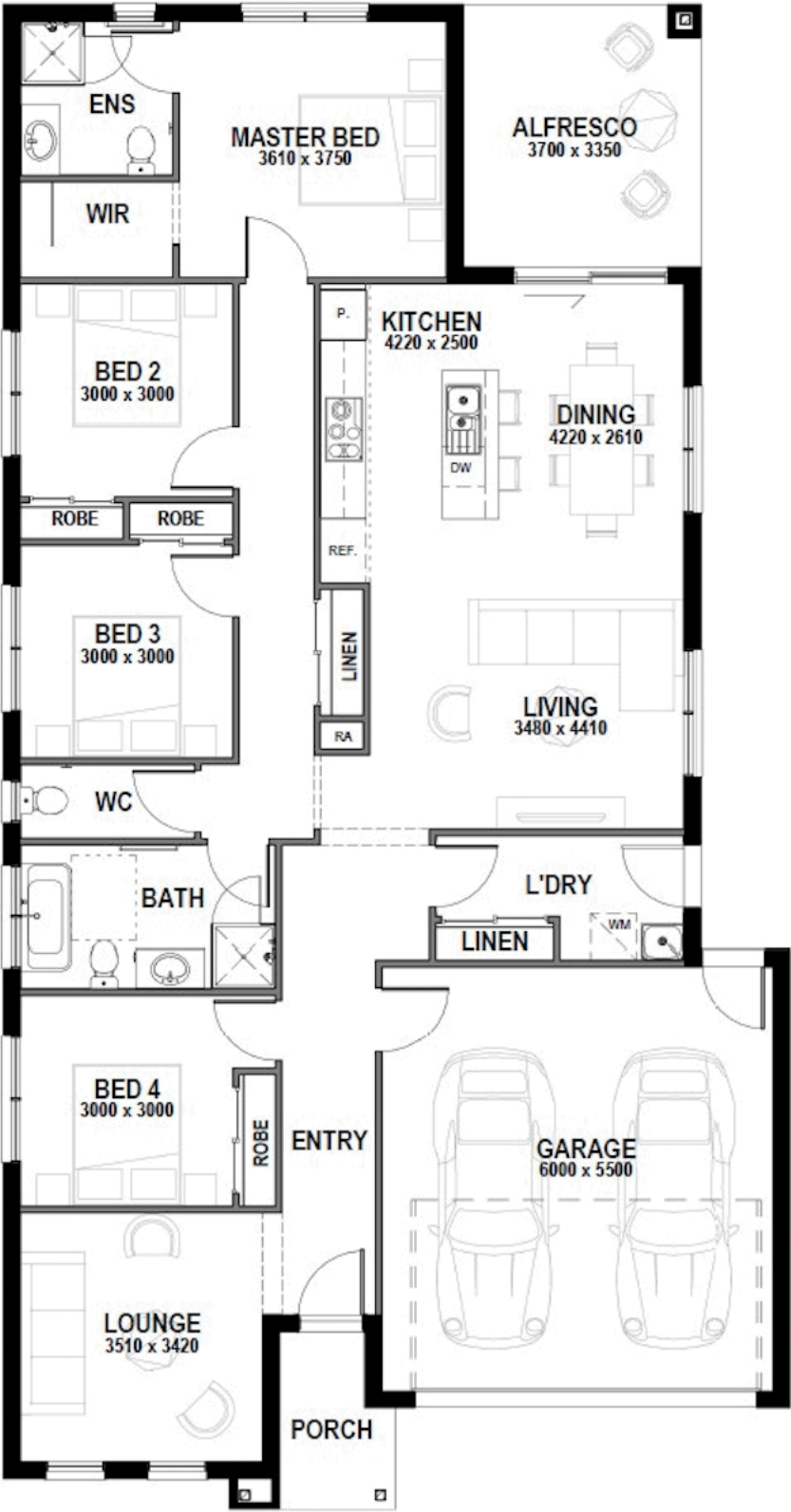
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Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.