



Opportunity Knocks!

\$419,950

Located on a quiet tree lined street amongst a mixture of new and old homes the property is conveniently located within walking distance of Lyell McEwin Hospital, this solid brick home could be a shrewd investment.

A rare opportunity to secure a solid brick residence and an adjacent studio apartment, both located on abundant land 1847m2 presenting a broad range of future developmental possibilities (STCC). Both residences are currently tenanted, providing a dual income stream from the existing buildings, a great head start while you ponder the numerous opportunities this rare package offers.

Double the Value - 2 Homes on Two Titles plus Land for Future Developments (STCC).

Both homes are sited on a huge parcel of land that will offer an innumerable developmental potential with the strong possibility of further sub-division (STCC).

Positively geared investment with a 6.7% yield return with a total rental income of \$510 Per Week

The main home offers 4 bedrooms, main bedroom with ensuite and bedrooms 2 & 3 offering built-in robes. A generous dining area is adjacent a functional kitchen, walk-in pantry and integrated dishwasher. A large lounge offers plenty of living space with a single garage with automatic roller door provides secure parking completing the home.

The studio apartment offers open plan design with separate bathroom. Raked ceilings to 4m high and exposed beams and brickwork provide a comfortable character, highlighting a modern gloss white kitchen design. A single carport with automatic roller door and generous allotment provide a profus

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

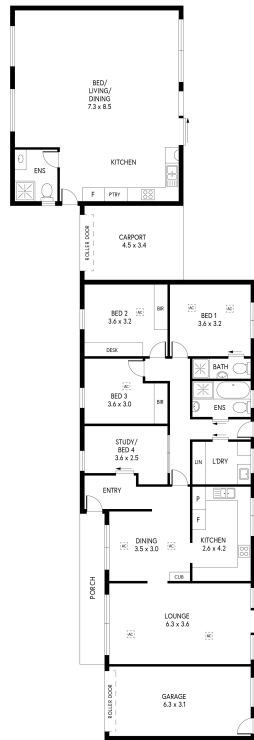
1847 m2

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INTERNAL - 217.3 SQM
 EXTERNAL - 22.5 SQM
 TOTAL - 239.8 SQM

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