



1-3/31 Grammar Street Wendouree VIC

4 🏠 3 🚗 3 🚗

Unit 1 - 2 bedroom

Unit 2 - 1 bedroom (fully renovated)

Unit 3 - 1 bedroom

Combined return of \$29,640* per annum. All on one title.

Price : \$ 522,000

Land Size : 722 sqm

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/block-of-units/6188219>

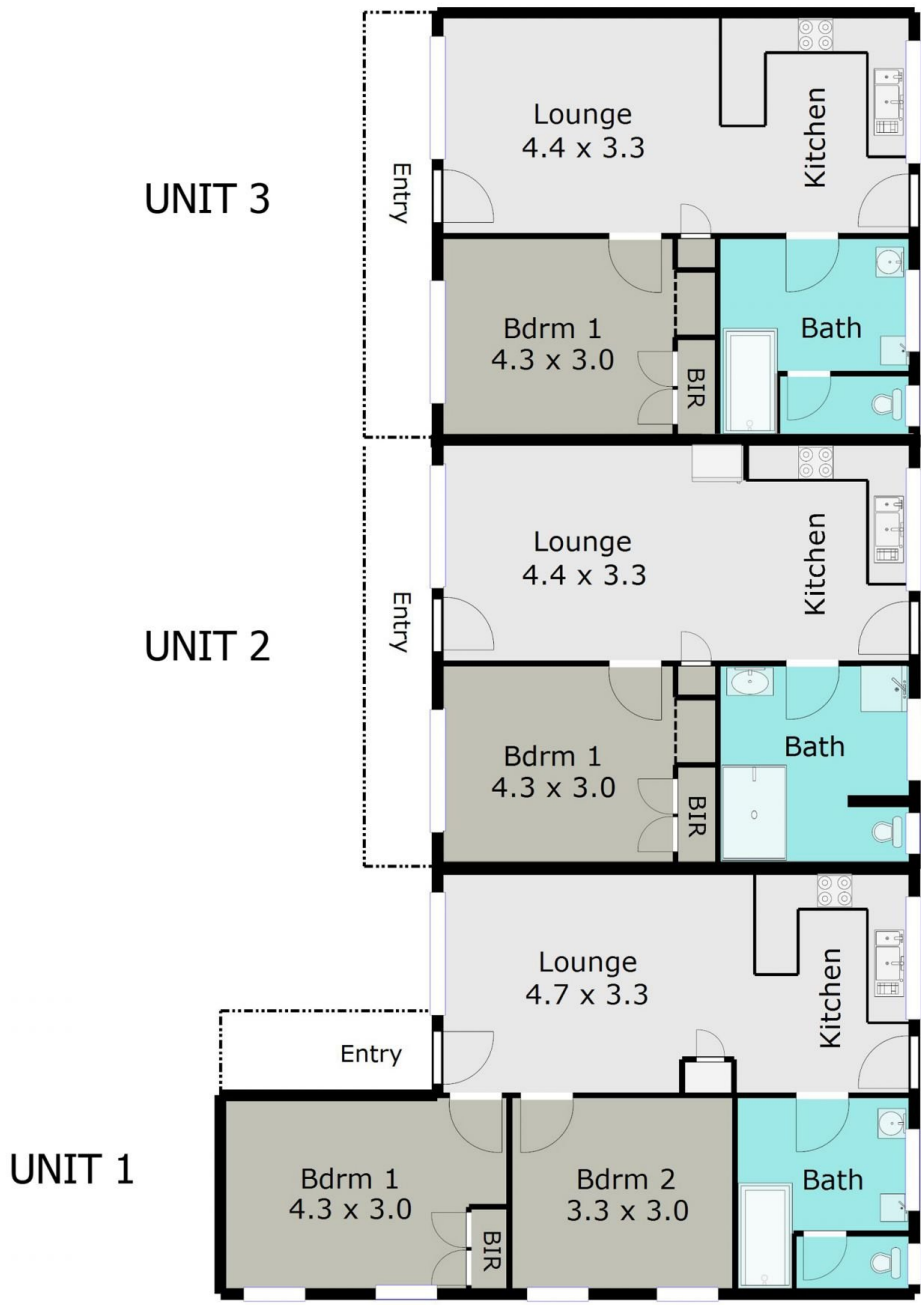
Outstanding location, nestled approximately 1km from Lake Wendouree and close to prestigious Grammar School, Howitt street shopping complex, Stockland's shopping centre, medical facilities, public transport including Wendouree railway station plus sporting facilities. Low maintenance block of 3 brick veneer flats. Investment opportunities like this are rare in this prime location. On offer is a 1 x 2 bedroom flat and 2 x 1 bedroom flats all sitting on one title, on a 722m2 allotment. Perfect and appealing property for investors with leases already in place securing a reliable income, with the added option for capital growth via update/renovation to improve on current



Tony Lockyer
03 5331 2000



Robert Cunningham
5337 0040



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.
 FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

