

# FOR SALE

116 The Avenue

\$1,100,000 - \$1,150,000 MOUNT SAINT THOMAS



## ATTENTION INVESTORS & SMSF'S

Bedrooms: 8

Land Size: 626 m<sup>2</sup>

Bathrooms: 4

Dwelling Size: TBA

Car Spots: 2

Map Ref: TBA

- Outstanding and extremely rare opportunity to acquire a solid and freestanding set of brick apartments with an excellent occupancy rate.

- 4x2 Bedroom apartments all currently occupied, three are by long term tenants that treat and respect the properties as their own. Current rental return of \$1,180 per week (approx \$61,360pa) combined with scope for improvement upon further renovation or modernisation that could be done as leases expire or tenants move on in the future.

- The four apartments are all on ground level with open living areas, undercover front porch/verandah areas, good size bedrooms with shared laundry facilities.

- Approximately 250m to Figtree Bowling Club
- Approximately 350m to shopping precinct including Figtree Grove (Woolworths, Coles, Kmart etc) and Colliers sports complex (Anytime fitness, Red Dog Café etc)
- Approximately 200m to corner stores includes Indian restaurant, hairdresser and beauty therapists.

- Opportunity to purchase and enjoy the immediate steady return from the multiple income property & Self Managed Superannuation prospects.

E & OE. Please note that all information herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.

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Every effort has been taken in the preparation of these particulars, however this office cannot be held responsible for any errors.