



FOR SALE

RENTAL REWARDS OR REDEVELOP – APPROX. 1148M2 LARGE LAND HOLDING OVER TWO TITLES

Often sought after but is rarely offered to the market is this unique opportunity that eagerly awaits the savvy investors and developers alike. Now is the perfect time to engage in your real estate team to uncover the best course of action that can benefit you now and into the future.

The Overview:

- Two Torrens Titled maisonette homes on 1148M2 approx. (combined)
- Frontage 25.91M, Depth 44.31M (combined)
- 11 Bell St has 3 BRs, 1 bath, secure parking
- 13 Bell St has 2 BRs, 1 bath, secure parking
- Currently leased to loyal tenants at \$525/wk (combined)
- Updated kitchen with gas cooking (both)
- Polished wooden floors (both)
- Split system heating & cooling (both)

The Potential (subject to council consents)

- Rent both out as is
- Live in one, rent the other
- Demolish and build three brand new homes
- Keep the existing homes, and build a third at the rear

There is no denying the possibilities of this newly found gem likened to “a needle in a haystack”. Furthermore, it is ideally located within easy access to an array of family friendly amenities including Pennington Primary School, Mt Carmel College, Woodville High School, Phap-Hoa Vietnamese Temple, Vietnam restaurant, multi-cultural shops, Grand Health Medical Centre, St Clair Shopping Centre.

Act now to secure your interest. Inspection is by appointment only.

5 BED | 2 BATH | 4 CAR

PRICE:

\$580,000 - \$600,000

OPEN FOR INSPECTION:

N/A



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