



SOLD

TWO FOR THE PRICE OF ONE!!

INVESTORS or Co- Living with the adult children or In-laws this property is for you.....

This is a dual occupancy property all under one title and is ideal for the astute investor or perfect for dependent living needs. With the capacity to earn at least a 5% return (STA), both properties come with their own separate entry and utility bills.

Unit 1 includes-

- 2 bedrooms
- bathroom & Laundry
- separate toilet
- kitchen with breakfast bar
- open living area
- large front garden with backyard car access
- Carport

Rental return \$280 - \$300 p/w (approx)

Unit 2 includes

- 2 bedrooms with BIR's
 - separate bathroom
 - Large lounge
 - open plan kitchen & Dining area
 - Laundry
 - Large backyard with off street parking and car / trailer access
- Situated only minutes from the Warragul Township, V-line train, Golf club, Cafes, farmer's markets and schools.

Rental Return \$300 - \$320 p/w

Private Inspections Welcome. We have a Virtual tour included, photos & floor plan. If you have any further question please contact Jeff 0411 601 046 or Mel 0409 183 763

4 BED | 2 BATH | 2 CAR

PRICE:
\$585,000

OPEN FOR INSPECTION:
N/A



Mel Ahearn
0409183763

mahearn@atrealty.com.au

atrealtypropertysalesgippsland.com.au



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

102 Albert Street, Warragul Vic 3820

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.