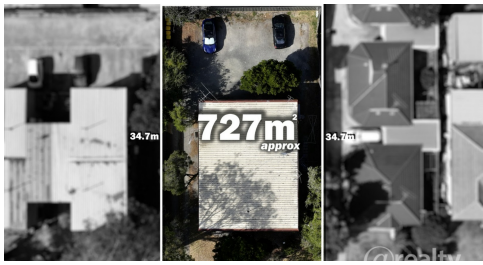
# 50 RICH STREET, NOBLE PARK, VIC, 3174










# SOLD

## BLUE-CHIP 8-UNIT INVESTMENT – HIGH YIELD, PRIME LOCATION, EXCEPTIONAL OPPORTUNITY

An exceptional opportunity has arisen to acquire a high-performing, income-generating asset in the heart of Noble Park. This meticulously maintained building comprises 8 fully self-contained units, each including a bedroom, bathroom, toilet, living area, and additional features, providing tenants with complete privacy, comfort, and functionality.

Delivering over $10,000 per month in combined rental income, this property represents a secure and high-yield investment, offering immediate cash flow with strong long-term growth potential. Its versatile configuration ensures strong tenant appeal and high occupancy rates.

Investment Highlights:
- Entire block of 8 self-contained units on one title, ideal for investors seeking scale and efficiency
- Each unit includes a bedroom, bathroom, toilet, living area, and additional features, designed for privacy and tenant comfort
- Over $10,600 per month in rental income, providing immediate and reliable cash flow
- Ample rear car parking, a highly sought-after feature that enhances tenant convenience
- Low-maintenance configuration, ensuring minimal management complexity while maximising returns
- High tenant demand due to the combination of privacy, convenience, and functional layouts

Prime Location:
Centrally located, the property is a short walk from shops, cafes, and bus stops. Commuters benefit from easy access to both Noble Park and Yarraman train stations, and just minutes to the Monash Freeway and EastLink, providing effortless connectivity across Melbourne.

This property is a turnkey investment, perfectly suited for seasoned investors or those looking to expand their portfolio. With its combination of immediate rental income, high tenant demand, and prime location, it represents a rare opportunity to secure a high-yield, low-maintenance, multi-unit asset in one of Melbourne's most accessible and sought-after precincts.

## 8 BED | 8 BATH | 8 CAR

PRICE:
$2,000,000

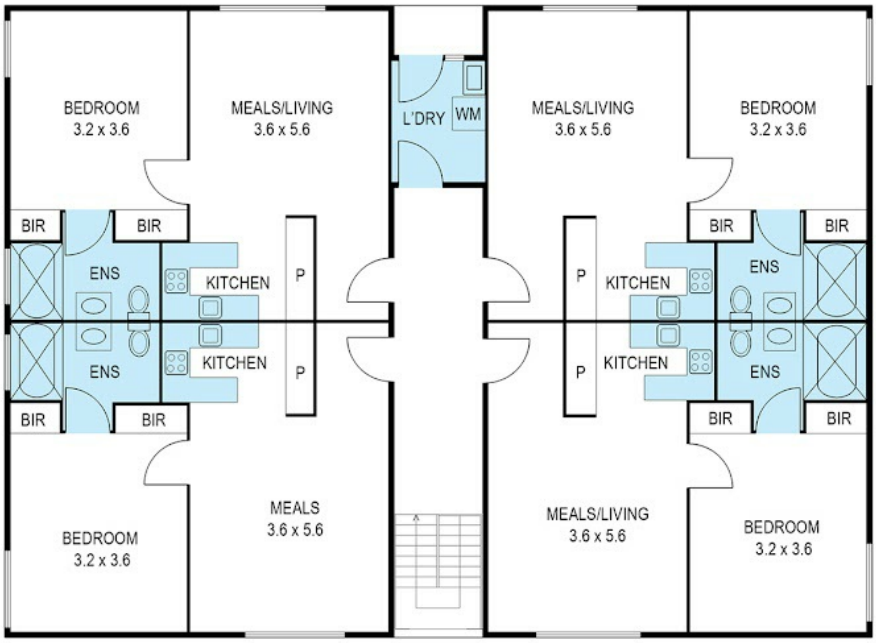
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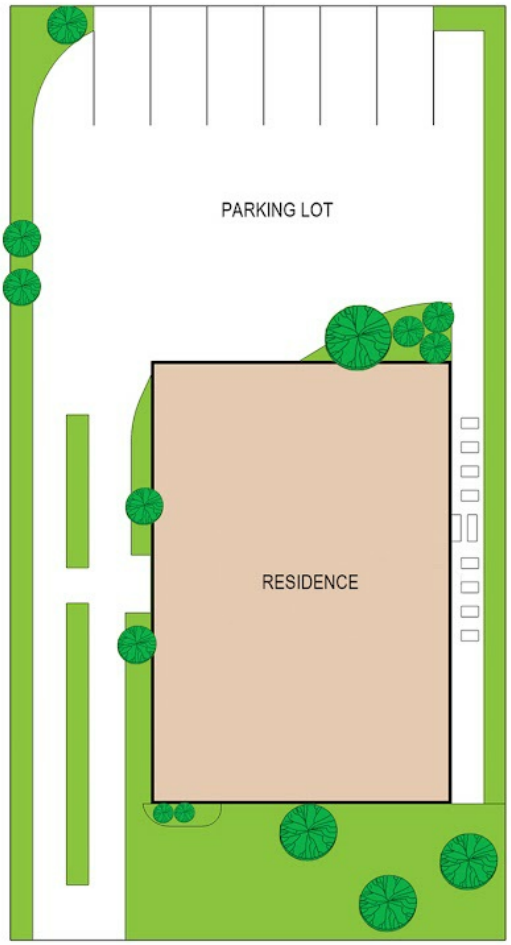
**Bruce Ung**
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FIRST FLOOR




GROUND FLOOR




SITE PLAN

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.

Bushes and trees are placed for illustration purposes. Plans should not relied on. Ineterest parties should make and rely on their own enquiries.

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Noble Park, VIC

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