

1/1 Butler Street, Eumemmerring, Vic 3177

Unit For Sale

Monday, 17 June 2024

1/1 Butler Street, Eumemmerring, Vic 3177

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



David Phua
0401803110



Dinesh Raghu
0431131157

Private Sale: \$330,000 - \$350,000

Looking to break into the property market or simply looking to build that portfolio? Well, look no further. Proudly presenting this once in a lifetime opportunity gorgeous 2 bedroom unit at 1/1 Butler Street, Eumemmerring. Proudly boasting:- 2 spacious bedrooms with central large bathroom - Practical floorplan with seperate living and kitchen space- Large alfresco and backyard for entertaining- Only 4 units on the block with a low bodycorp management fee- Currently tenanted on a month to month basis with an opportunity for the new investor to sign on a new lease- Located centrally and perfectly within the sought after south eastern suburb This beautiful opportunity is located to amenities such as Bunnings Dandenong, Woolworth Dandenong South, Dandenong Central, Hallam Primary School, Hallam Secondary School, Coles Hallam, Doveton College, Eumemmerring Shops, Princess Highway access, bus stops and much more! Contact David on 0401 803 110 or Dinesh on 0431 131 157 today if you have any enquiries or to schedule a viewing. Chattels: All fittings and fixtures as inspected. Deposit: 10% Preferred Settlement Terms: 30, 45, 60 days. Owner's Corporation Fees: \$1,150 per year (approx.) Potential Rental Return: \$380 per week (approx.) Current Rental Agreement: Month to Month Facing: East Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.