

1-14/11 Stawell Street, Mentone, Vic 3194

Colella

Sold Block Of Units

Wednesday, 28 February 2024

1-14/11 Stawell Street, Mentone, Vic 3194

Bedrooms: 14

Bathrooms: 14

Parkings: 14

Type: Block Of Units



Lou Colella

0409433513

\$4,258,000

Colella Property, in conjunction with Stonebridge, is delighted to present an exceptional investment opportunity at 11 Stawell Street, Mentone. This prestigious offering encompasses a significant block of 14 one-bedroom apartments, each boasting individual titles. Situated in the heart of Mentone, a highly sought-after Bayside Suburb known for its perfect blend of convenience and connectivity, this property represents a prime investment in a location celebrated for its vibrant lifestyle and comprehensive amenities.

KEY HIGHLIGHTS OF 11 STAWELL ST, MENTONE:

- COMPREHENSIVE PORTFOLIO:** Consists of 14 residential apartments, all featuring a one-bedroom configuration.
- INDIVIDUALLY STRATA TITLED:** Each apartment is afforded its own title, presenting a unique investment opportunity.
- ATTRACTIVE INCOME POTENTIAL:** Currently generates \$230,000 gross income annually. (Please contact us for precise figures.)
- EXPANSIVE LAND HOLDING:** Sits on a substantial land area of 1028 m², offering potential for redevelopment subject to council approval (STCA).
- ZONING:** Falls under the General Residential Zone - Schedule 2, governed by the Kingston Council, highlighting its strategic residential positioning.
- INCOME ENHANCEMENT POTENTIAL:** Offers considerable scope to elevate the income profile through strategic management.
- TURNKEY SOLUTION:** Benefiting from a comprehensive internal and external refurbishment, presenting a modern and appealing investment ready for immediate occupancy.
- PRIME LOCATION:** Ideally located a mere stroll from the scenic Mentone Beach and the exceptional amenities that Mentone has to offer, enhancing the living experience for residents.
- CONNECTIVITY:** Just 550m* from Mentone Train Station, ensuring excellent accessibility to and from Melbourne CBD and surrounding areas.

This property is not only a testament to quality living but also stands as a testament to the lucrative investment opportunity it represents, thanks to its strategic location in Mentone. Known for its beautiful beaches, vibrant community, and excellent amenities including schools, cafes, and shops, Mentone offers an enviable lifestyle that is highly attractive to renters and investors alike.

SALE DETAILS: 11 Stawell Street Mentone is exclusively offered for sale via Public On-Site Auction on Wednesday 27th March 2024 at 10:30 am (AEDT). For further information or to arrange an inspection, please reach out to Lou at Colella Property on 0409 433 513 or Dylan at Stonebridge 0459 396 341. Embrace this rare opportunity to invest in one of Melbourne's most desirable locations, where luxury meets convenience in a community-rich setting.*Approximately*

Please be advised that some images may include virtual styling.