

1/2 Evelyn Street, Wendouree, Vic 3355

Unit For Sale

Friday, 17 May 2024

1/2 Evelyn Street, Wendouree, Vic 3355

Bedrooms: 1

Bathrooms: 1

Type: Unit



Damian Shackell

0448777313

\$269,000

Presenting an exceptional investment opportunity, this pristine 1-bedroom unit is nestled at 1/2 Evelyn St, Wendouree. Currently under a lease agreement with a reliable tenant at \$260 per week until 13/07/2025, this property assures immediate returns with gross yield of 5.1%, making it a compelling investment prospect. Located in a 1-block street and being a short walk to bus stops, pre, primary & secondary schools, the location is ideal. Step inside to discover an inviting open-plan Kitchen/Meals/Living area, where plush carpet graces the Meals/Living space while durable vinyl-plank flooring adorns the Kitchen. Enjoy year-round comfort with the inclusion of split-system heating & cooling. The kitchen is a chef's delight, featuring an updated dishwasher, electric oven, stove & rangehood, ample overhead & underbench storage, and sleek laminex benchtops, facilitating seamless meal preparation. The Bathroom/Laundry area boasts washing machine facilities, complete with a wash-trough, and showcases an updated vanity and shower. Enhanced functionality is ensured by the adjacent separate toilet. Outside, relish in the added bonus of a front courtyard, complete with an undercover patio - perfect for outdoor relaxation or entertaining. This well-maintained unit offers a rare opportunity to own a property in the heart of Wendouree. Seize the moment - reach out today to arrange a private viewing and secure this exceptional investment for yourself. Ballarat's Best-Selling Team