

1-4/12 Kelvinside Road, Noble Park, Vic 3174

Block Of Units For Sale

Tuesday, 30 April 2024



1-4/12 Kelvinside Road, Noble Park, Vic 3174

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 1004 m2

Type: Block Of Units



Allison Grant
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Jason Yan
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Online Auction: \$1,100,000 - \$1,200,000

Online auction Thursday 23rd May @ 6pm. For auction registration and link to view, contact Jason Yan 0422 363 452. A rare outstanding opportunity, this group of 4 units, 3 x 2 bedrooms and 1 x 1 bedroom units occupy a substantial allotment of 1004m² approx all on one title. Unit 1 - Single level 2 bedroom unit with a formal entry into the spacious lounge room. The kitchen has plenty of cupboard and bench space with an upright cooktop and oven. 2 large bedrooms with built-in robes are serviced by a central bathroom with shower & bath combo, single vanity and toilet combined. Separate laundry room with outdoor access. Unit 2 - Entry into the open living room with access into the central kitchen with an upright stove. Heating & cooling unit to ensure year round comfort. 2 large bedrooms with built-in robes are serviced by the central bathroom with shower & bath combo, single vanity and laundry facilities combined. Separate toilet and linen cupboards for extra storage. Easy access to the rear open backyard through the kitchen. Unit 3 - Position towards the rear of the block, this 2 bedroom ground floor villa offers a large carpeted living space, central kitchen with upright stove and central family bathroom with bath & shower combo, single vanity and laundry facilities. 2 large bedrooms with built-in robes. Separate toilet together with linen cupboards. Backyard access through the kitchen. Unit 4 - This 1 bedroom villa unit offers privacy being located at the rear of the block. Entry into the large carpeted living zone with access to the kitchen and main bedroom with built-in robes. Central bathroom with shower & bath combo, single vanity, separate toilet and laundry facilities combined. Easy access to the backyard through the kitchen. There is plenty of garden and outdoor space with common walkways and communal clotheslines for all to use. Parking is a breeze with easy access into the open shared parking zones for each individual unit. Current rent return approx \$55,000 per annum. Excellent potential to increase the annual return. Fabulous location just a short stroll to Noble Park train station and minutes to central Noble Park village shops, cafes & popular restaurants. Princes Hwy, Eastlink and Monash access is easy. This is a great addition to your superfund and a rare chance to secure a rewarding long-term investment. Secure a block on your own with lots of potential now and in the future.