

1-4/131 Billabong Road & 2 Irymple Avenue, Nichols Point, Vic 3501



House For Sale

Wednesday, 17 April 2024

1-4/131 Billabong Road & 2 Irymple Avenue, Nichols Point, Vic 3501

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 6542 m2

Type: House



Robert J Stephens
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Shaun Stephens
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AUCTION

* Adjoining the Murray River and set across two titles, totaling 6,542m² in size, this property truly is a very unique opportunity* Currently set out with a good sized 4 bedroom hardiplank weatherboard house and 4 x 2 bedroom solid brick units* All of which have been successfully leased for many years* In addition there is a large lock up shed with 3 x roller doors* All located in the popular Bruce's Bend area of Nichols Point* Options are endless for the new lucky owner whether that be to continue on with all current tenants in place* Or you may choose to turn them into holiday rentals or AirBnB's* Or occupy the substantial home, making it your own, whilst returning an income on the 4 units* With possible expansion into renting out the shed as a whole or dividing up & letting out plus there is the potential for redevelopment opportunities (STCA)* Complete with both town water and 7.4 megs of rural water entitlement* Only upon inspection will you truly appreciate all that is on offer Upon arrival at all Open Inspections you will be required to present photo identification. Please contact our office if you would like more information.