

**1-5/26 Vincent Street, Ararat, Vic 3377**



**Block Of Units For Sale**

Friday, 22 December 2023

1-5/26 Vincent Street, Ararat, Vic 3377

**Bedrooms: 5**

**Bathrooms: 5**

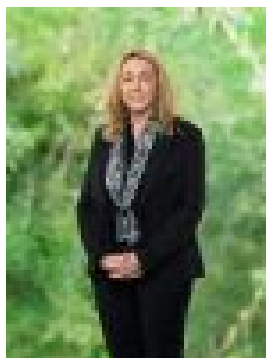
**Parkings: 5**

**Area: 1000 m2**

**Type: Block Of Units**



Adam Walker  
0353522303



Hayley Cox  
0353522303

## **Auction - 24th January, 2024 at 6pm**

Auction 24th January, 2024 to be held at the Ararat Oval Community Centre, Ararat Oval Precinct, Ararat, from 6pm. Bidding registration from 5:30pm on Auction night. Diversify and enhance your investment portfolio or super fund with this outstanding opportunity to acquire a proven rental-performing unit complex. Comprising five well-maintained 1-bedroom units, this investment is a testament to reliability with all units fully tenanted and currently generating an impressive annual return of \$52,000. The complex is a rare find in the market, offering the stability of bricks and mortar in a very central location, with the CBD and two supermarkets within two blocks, all situated on a substantial 1000 sq.m corner block. This investment promises strong returns, with four units housing long-standing tenants, delivering an impressive 8.6% gross return. Each unit is thoughtfully designed, featuring a tidy open-plan kitchen and living area, a main bedroom with robes, and direct access to the bathroom/laundry area. A single carport and a private courtyard add to the allure of these units, providing convenience and appeal to potential tenants. This is an exceptional opportunity to secure a sound investment in a thriving location, combining consistent returns with the potential for future growth. Act now to capitalize on this rare chance to add a reliable income stream to your investment portfolio. Unit 1- \$190 p/w, periodic lease, renter moved in April 2011 Unit 2- \$190 p/w, periodic lease, renter moved in March 2009 Unit 3- \$190 p/w, periodic lease, renter moved in August 2019 Unit 4- \$190 p/w, periodic lease, renter moved in July 2018 Unit 5- \$240 p/w, Fixed lease, 12 month lease until August 2024