

# 1/56 Panorama Street, Clayton, Vic 3168



## Townhouse For Sale

Wednesday, 6 December 2023

1/56 Panorama Street, Clayton, Vic 3168

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 1**

**Area: 310 m2**

**Type: Townhouse**



Jason Xi

0399757888



Ethan He

0477588390

**\$950,000 - \$1,045,000**

Elevate your investment portfolio with Kookaburra Cottage, a high-yield property generating \$68,406 annually. Strategically positioned to cater to a diverse tenant base, this meticulously maintained residence is a preferred choice for young professionals, overseas medical professionals, and Monash University PhD students. Named Kookaburra Cottage, this investment gem boasts fully furnished rooms, a well-equipped kitchen, and additional amenities like a storage garage. With no current maintenance issues and a strategic location near essential amenities, Kookaburra Cottage promises a steady return on investment for discerning investors. Security is prioritised with keypad entry on both front and back doors, offering a keyless and secure environment. Individual access codes for tenants add an extra layer of safety. Additionally, the property is currently exempt from land tax, presenting a financial advantage for investors. Kookaburra Cottage incorporates efficiency features to enhance sustainability and reduce costs. Solar roof panels power the hot water system (HWS) and lighting, with timers on the ensuite lights and heater contributing to energy conservation. This presents a unique turnkey investment opportunity in Clayton. Strategically located just a 5-minute walk from Monash Hospital, Kookaburra Cottage is a residence of choice for young professionals seeking proximity to medical facilities. The property's allure extends to overseas doctors and nurses attending Monash Hospital, providing a convenient and comfortable living solution for those on international assignments. \*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs.