

**1-8/17-19 Munro Street, Ascot Vale, Vic 3032**



**Block Of Units For Sale**

Tuesday, 21 November 2023

1-8/17-19 Munro Street, Ascot Vale, Vic 3032

**Bedrooms: 2**

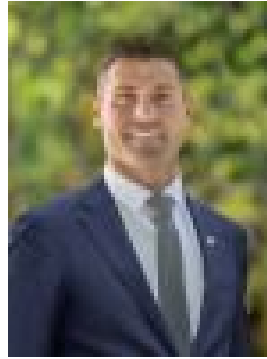
**Bathrooms: 1**

**Parkings: 1**

**Type: Block Of Units**



John Morello  
0393792000



Simon Mason  
0439617844

**\$2,600,000 - \$2,850,000**

Smack-bang in the heart of Ascot Vale, this block of 8 apartments (all separately-titled to be sold as one) presents an outstanding investment opportunity with rewarding returns and exceptional value-adding potential. Key attributes of the property include a land size of 891sqm (approx) complete with general residential zoning (R1Z). Each apartment is generously proportioned with two large bedrooms, central bathroom, separate kitchen/meals and sizeable living area, plus its own balcony and undercover parking space. Apartment 8 (pictured) is the most updated of all, while the other 7 provide terrific scope to improve. Rental potential combined is in the vicinity of \$180K per annum with plenty of upside down the track, plus enjoy the flexibility of reselling them individually whenever it suits your needs. Union Road trams, bars and eateries around the corner, it's also close to local parks, State and Catholic primary schools, leisure centre and Showground Village Shopping Centre, as well as easy access to Flemington Racecourse, riverside trails and Ascot Vale Station (four stops to the CBD).