

**1-8/22 Ulupna Road, Ormond, Vic 3204**



**Block Of Units For Sale**

Wednesday, 22 May 2024

1-8/22 Ulupna Road, Ormond, Vic 3204

**Bedrooms: 16**

**Bathrooms: 8**

**Parkings: 14**

**Type: Block Of Units**



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**\$3,000,000 - \$3,300,000**

WHAT Boasting 8 boutique apartments on a substantial 1000 sq m plus block, this well-presented complex presents an exciting opportunity for investors to secure their future. Spread across two levels, each apartment features two bedrooms complete with built-in robes, plus a central bathroom with shower over bath, vanity, laundry facilities and separate toilet. Light-filled and spacious, the dedicated living zone boasts access to a private balcony, with the well-appointed kitchen and meals zone separately located alongside.

- Entire boutique apartment complex
- Includes 8 apartments across 2 levels
- Each apartment features 2 beds with BIRs

WHY Offering outstanding rental potential of circa \$138,000 per annum, the complex is neat and tidy, with a combination of renovated and unrenovated apartment adding to their appeal. All offer a tranquil private north-facing balcony for relaxation, plus separate metering (water and gas) and one car park per apartment (with six communal visitor parks for convenience). Further increasing the value is the potential scope to subdivide, easy-to-manage gardens that surround the building and the lush, leafy street frontage.

- Each apartment includes a tranquil north-facing balcony
- Gorgeous terrazzo tiling in the staircase
- All apartments are separately metered

Outstanding rental potential with scope to subdivide

WHERE Located in a highly sought after location, this complex enjoys wonderful convenience and connection, with Ormond train station and the North Road shopping precinct just a short stroll away, an array of cafés and eateries within walking distance, plenty of parkland to enjoy in the area and close to a selection of highly regarded schools including Kilvington Grammar, Mount Scopus, McKinnon Secondary College, Ormond Primary and Glen Eira Secondary College.

- Sought-after location just a short stroll to shops & cafés
- Within easy reach of public transport at Ormond station
- Close to an array of schools including McKinnon SC