

# 11 Fletcher Street, Essendon, Vic 3040

## Sold Block Of Units

Friday, 27 October 2023

11 Fletcher Street, Essendon, Vic 3040

Bedrooms: 18

Bathrooms: 12

Parkings: 12

Area: 812 m2

Type: Block Of Units



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**\$3,620,000**

To be sold as one, this rock-solid three-storey apartment complex comprises a total of 12 units, equally split between one-bedroom and two-bedroom apartments. While the existing 1960s block with off-street parking at the rear, is a testament to enduring design and immediate occupancy, its exciting potential is what sets it apart. As an investor, you might wish to adopt an 'as-is' approach benefitting from a steady rental stream. There's also the option to renovate each unit, increasing rent or on-selling to new investors or keen owner-occupiers. Beyond this, the sizable 812-square-metre block (approximate) presents a golden opportunity to be turned into a modern boutique residence (STCA). A clever design could reveal potential city views from the top floor. The prime location enhances its allure. With Essendon and Glenbervie Train Station, local shops, cafes, and serene parks in proximity, future residents are guaranteed convenience. This property isn't just about the now; it's an invitation to shape the future. Stake your claim today.