

11 Marland Road, Boronia, Vic 3155

Professionals*

Sold House

Thursday, 21 September 2023

11 Marland Road, Boronia, Vic 3155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1500 m2

Type: House

\$1,050,000

An exciting opportunity presents itself for developers (STCA) or investors at 11 Marland Road. Poised in a quiet no through road walking distance to the K12 College and under 5-minute drive to the heart of Boronia, this rare and unique property delivers 2 units both with secure long-term tenants in place and a whopping 1500m2 allotment for development scope (STCA). The existing house is divided into 2 homes which have been sealed off in the middle hallway to create 2 units under the one roof. Keep the house and receive double the rental income and explore the subdivision opportunities at the rear or dream big and make plans for the whole block. You can keep renting the units out whilst you get your plans and permits in place! Unit 1: Features polished floors throughout the open plan layout highlighted by a renovated kitchen with upright gas stove. There are 2 bedrooms with built in robes and a space saving bathroom/laundry combo in original condition. Outside, a quiet and private fully fenced courtyard garden resides. Unit 2: Features polished floors throughout the open plan layout highlighted by a renovated kitchen with upright electric stove. There are 2 bedrooms with built in robes and a space saving bathroom/laundry combo in original condition. Outside opens to a private garden zone with storage shed. A double carport at the front of the property is shared by both units and both properties share access to the huge block with extra wide frontage. Don't delay. Contact us today.