

**115 Havlin Street East, Flora Hill, Vic 3550**



**Sold Block Of Units**

Thursday, 12 October 2023

115 Havlin Street East, Flora Hill, Vic 3550

**Bedrooms: 2**

**Bathrooms: 1**

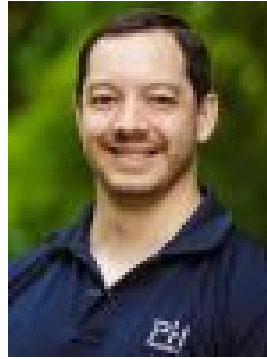
**Parkings: 1**

**Area: 1270 m2**

**Type: Block Of Units**



Brad Hinton  
0354541999



Simon Dean  
0354541999

**\$1,160,000**

This is a real opportunity to buy all four, increase your income on the existing rental returns and update the units to add even stronger rental returns and re-sale value!! Positioned along Back Creek in sought-after Havlin Street East is this four unit complex situated on 1271m<sup>2</sup> with plenty of scope to value-add, extend or develop STCA, or keep the wonderful tenants there and enjoy the current returns on offer. The position is perfect, you are a walk to La Trobe University, you can walk along the creek tracks to Bendigo (or drive in two minutes), it is a lovely part of Flora Hill being very private and peaceful, handy to schools, shops and transport. The units are all currently rented to great tenants, they each have the same floor plan (or mirrored) and have different levels of improvements. The units are available as a whole or can be sold individually or as a smaller group. All have two carpeted bedrooms with built-in-robies, a lounge with smaller meals space (to fit a four-person table) and kitchen. The kitchen boasts an upright cooker, ample bench space, range hoods and a window. They are cream brick with a tiled roof and have air conditioning. There is great scope to value-add here with updates and improvements and re-assessing rental market value (we have updated estimates you can download on this page). Unit 1 \$210pw periodic long-term tenant Lock-up garage and secure rear yard, front unit. Current market rent appraisal \$330pw Unit 2 \$230pw periodic with long-term tenant (6+yrs) Partially updated bathroom. Current market rent appraisal \$320pw Unit 3 \$330pw periodic with long-term tenant Mostly updated inside and in good order. Current market rent appraisal \$330pw Unit 4 \$195pw periodic with long-term tenant (15+yrs) Almost original inside, some extra privacy and vehicle space. Current market rent appraisal \$320pw For a full run-down, please contact the selling agents