

136 Sturt Street, Echuca, Vic 3564

CENTURY 21

Sold House

Thursday, 19 October 2023

136 Sturt Street, Echuca, Vic 3564

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1013 m2

Type: House



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\$440,000

Welcome to this exciting property with endless possibilities! This generous land spans approximately 1,013 m² and offers a fantastic opportunity for those seeking a rewarding development project. Located within walking distance to the vibrant Echuca Town Centre, Train Station, and the picturesque Murray River, convenience and lifestyle are at your doorstep. The existing home on the property is in need of extensive repair, presenting a blank canvas for creative renovation or potential redevelopment. With approved plans for two premium townhouses, the groundwork has already been laid, saving you time and effort in navigating the approval process. The property's strategic location ensures easy access to a number of amenities, shops, dining options, and recreational facilities, making it an attractive prospect for potential homebuyers. Currently, the property is tenanted, with a reliable tenant in place on a periodic basis, generating a steady rental income of \$290 per week. This provides an excellent opportunity for investors looking to secure immediate returns while planning for the future development of the townhouses. As you explore the area, you'll be captivated by the charm of Echuca and the allure of the nearby Murray River, offering a range of water-based activities and picturesque landscapes to enjoy. The bustling town center and convenient transportation options make this property highly sought-after and well-positioned for growth. Whether you are a seasoned developer, an astute investor, or someone looking to create their dream home, this property's potential cannot be overstated. Embrace the chance to capitalize on the approved plans for two outstanding townhouses, or reimagine the existing dwelling into a stunning abode.