

172 Lower Plenty Road, Rosanna, Vic 3084



Apartment For Sale

Wednesday, 17 April 2024

172 Lower Plenty Road, Rosanna, Vic 3084

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Tey Ashjaee



Mario Christodoulou
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Expression of Interest - By Appointment

Proudly presenting the phenomenal prospect of acquiring an entire apartment complex! Comprising 12 apartments in a prime location, this contemporary complex flaunting impeccable design and quality, has been built to exacting standards. A mix of seven 1-bedroom apartments and five 2-bedroom apartments, complemented by basement car parking for residents and visitors, cater to the diverse requirements of its occupants. The potential here is immense, offering the opportunity for the astute consumer interested in subdivision possibilities (STCA). Each apartment within this meticulously crafted complex feature open plan living, balconies, fully equipped kitchens, quality flooring, comfortable bedrooms, sleek bathrooms, heating, cooling, security entry, video intercom and basement storage cages. Currently, the total annual rental income stands at \$270,260, which includes all apartments except one recently vacated, but expected to soon to be occupied. Historically, this complex has maintained full occupancy due to its enviable location. The vendor's decision not to increase rent values in recent years presents a clear opportunity for the savvy purchaser. The potential upside is evident, providing a chance to maximise returns on this exceptional investment. Anchored in a vibrant community that is within walking distance to Rosanna Parklands, Rosanna Train Station and Rosanna Village with its speciality stores and eateries. Less than 2kms from Heidelberg Shopping precinct and approximately 13kms to Melbourne's CBD, this complex is placed to fulfil its future residents' every lifestyle desire. Don't let this rare and remarkable opportunity slip by-reach out and enquire!