

# 22 Cuthbert Street, Corinella, Vic 3984

## House For Sale

Friday, 10 May 2024



22 Cuthbert Street, Corinella, Vic 3984

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1740 m2**

**Type: House**



Angus Hall  
0466326487



Hayley Stephenson  
0427799554

## **EXPRESSION OF INTEREST by 25th June 24 | \$595,000**

22 Cuthbert Street presents an excellent opportunity for savvy investors. Firstly, the property sits on a spacious flat square corner block of approximately 1,740m<sup>2</sup>, making it an ideal candidate for 3-4 lot subdivision (STCA). Secondly, it boasts a reliable tenant, ensuring immediate and ongoing rental income. The cosy weatherboard house on the premises features three comfortable bedrooms with built-in robes, a functional kitchen, and a drive-through driveway with a carport. The expansive garden with trees, grass, and bushes adds to the property's charm. It's equipped with NBN full fibre, perfect for remote work or entertainment. Conveniently located just a 10-minute stroll from the dog beach and the renowned Fig on the Bay cafe, and with easy access to amenities and major highways, including Phillip Island's surf beaches within a 25-minute drive, the bay side location in Corinella is highly desirable. Potential for future development through 3-4 Lot subdivision potential STCA, this property offers both immediate rental returns and long-term growth prospects. Please call Angus or Hayley to arrange a private inspection of this unique property. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence. Expression of Interest closing 25th June 2024 (Unless Sold Prior)