

**3/23 Barkly Street, Portland, Vic 3305**



**Unit For Sale**

Tuesday, 30 April 2024

3/23 Barkly Street, Portland, Vic 3305

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 98 m2**

**Type: Unit**



Assets Real Estate  
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Angie Steel  
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**\$325,000**

Welcome home! If you're in search of style, convenience, and low-maintenance living, then look no further than this newly renovated and meticulous planned 2-bedroom unit conveniently located near the South Portland shopping precinct. Upon entry, you'll be greeted by a warm and inviting atmosphere. The light-filled living area offers ample space for a 4-seater couch, perfect for unwinding with a cup of tea or a glass of wine while catching up on your favourite TV shows. The brand new kitchen features plenty of bench space, a breakfast bar, and abundant cupboard space, complete with a dishwasher, large sink, and new appliances. The addition of quality oak flooring adds durability and a touch of elegance, seamlessly flowing through the living space, hallway, and kitchen. Whether you prefer hosting dinner parties or utilising the space as an open study, the dining area offers flexibility to suit your lifestyle needs. Two spacious bedrooms easily accommodate queen-sized beds and side tables, each equipped with double robes featuring internal draws and plush new carpets. The fully renovated bright and airy bathroom features a fully tiled shower, vanity with storage, and a shaving mirror with additional storage. Modern black tapware and accessories lend a contemporary touch. A separate toilet and laundry area, complete with additional cupboard, shelving, and bench space, add to the unit's functionality. Outside, a generously sized courtyard awaits, featuring painted black paving, a grassy area, and garden space. Perfect for hosting BBQs or simply enjoying outdoor relaxation, the low-maintenance backyard offers potential for those with a green thumb to create something truly special. Additional features include new ceiling insulation, single carport, low voltage downlights throughout, new blinds, a new split system for climate control, outdoor lighting, new fencing and clothesline. All this in a lovely quiet unit complex. For investors, this unit presents an excellent opportunity with great depreciation benefits and the potential for positive returns with an expected weekly rental of \$340 per week or \$360 per week furnished. For more information on this great opportunity, call our experienced agents at Assets Real Estate on 5522 3333 to book an inspection today!