

**32-34 Percy Street, Portland, Vic 3305**



**House For Sale**

Thursday, 13 June 2024

32-34 Percy Street, Portland, Vic 3305

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 5**

**Area: 739 m2**

**Type: House**



Allan Barrett  
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**\$950,000-\$1,000,000**

Here is an excellent central property with a diverse range of tenants making it a lucrative investment opportunity. This property currently offers a steady income with potential for further growth. On the ground floor of this main street front property are 3 commercial spaces all currently with leases in place. On the first floor there are a further 2 apartments with 2 bedrooms and 1 bathroom respectively and breathtaking Bay views. This property is currently on 1 title however is approved for a 5 lot subdivision and with potential for further development. A large 739m<sup>2</sup> allotment adds further value to this property with the potential for unit development (STCA). With an average return of around 7% the property presents as a desirable opportunity especially given its proximity to the Portland Central Business District, Portland foreshore and essential commodities at your doorstep. For further details or IM contact exclusive agent Allan Barrett 0438660057 at Seaview Real Estate on 55233822.