

34 Dearing Avenue, Cranbourne, Vic 3977

Block Of Units For Sale

Monday, 22 April 2024



34 Dearing Avenue, Cranbourne, Vic 3977

Bedrooms: 8

Bathrooms: 8

Parkings: 3

Area: 603 m2

Type: Block Of Units



Julian Vautin
0420406660



Matt Nichols
0418186488

Contact Agent

Nichols Crowder is pleased to present this Fully Leased, Rooming House Investment which has everything that investors are dreaming for including being high yielding (7%+), fully occupied and in high tenant demand plus excellent tax depreciation benefits and NO Land Tax bill. This socially responsible investment is truly a unique opportunity for the savvy investor who wants it all! Key features include: INVESTMENT* Gross rentals totaling \$159,328 per annum from 8 residential tenants* 0% vacancy and rooms are in high demand from tenants* Land tax exempt status BUILDING* Brand new rooming house building: 300sqm** 8 fully contained rooms all occupied* Outstanding tax depreciation benefits available LOCATION* Massive growth suburb - Cranbourne* Easy walk for the residents to local shopping and public transport* Cranbourne has all necessary infrastructure for a growing population In simple terms, you have a brand new building with depreciation allowance, no land tax, a high yield and you are doing your bit for the community. For further information please contact: Julian Vautin 0420 406 660 James Dodge 0488 586 896 Matt Nichols 0418 186 488 PLEASE NOTE:* All information and measurements are approximates.