

**36 Uganda Street, Burwood, Vic 3125**



**House For Sale**

Monday, 6 November 2023

36 Uganda Street, Burwood, Vic 3125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

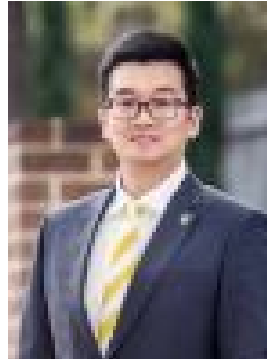
**Area: 576 m2**

**Type: House**



Hans Liu

0430595592



Neil Zheng

0430061121

## Premium Block on Mountain Top Location

This premium property boasts two well-maintained dwellings situated in an exceptional location, mere steps away from Deakin University, Presbyterian Ladies' College, Wattle Park, the golf course, and the picturesque Gardiners Creek Trail. The front dwelling, a charming original two-bedroom classic, offers a versatile layout with a study/third bedroom/sunroom, a bright lounge room, a spacious kitchen, ducted heating, and convenient off-street parking. In the rear of the property, you'll find a one-bedroom unit featuring an open living and meals area, a functional kitchen, and the added benefit of a garage. This property currently serves as a smart investment, nestled on a single title encompassing approximately 576 square meters. Both homes are currently leased, generating a combined monthly income of \$3,106/month (Unit 1 \$1,868/month; Unit 2 \$1,238/month). Alternatively, you can continue to benefit from this lucrative cash flow while exploring the potential to develop a grand single residence or a set of luxurious townhouses (subject to council approval). This location is in close proximity to Wattle Park Primary School, Kingswood College, city-bound trams, and the golf course, making it a promising opportunity for the discerning investor or developer. In summary, this property presents a unique and attractive proposition with two well-maintained homes on a generous 576-square-meter lot. Its prime location, near esteemed educational institutions, beautiful parklands, and essential amenities, combined with its rental income potential, make it an excellent investment or development opportunity. Photo ID required at all open for inspections.