

**38/1 Mairburn Road, Metung, Vic 3904**



**Sold Unit**

Friday, 15 September 2023

38/1 Mairburn Road, Metung, Vic 3904

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Daniel Schoeman

## Contact agent

Welcome to Villa 38, a perfect lifestyle package with a purchase of land, villa, and fully furnished interior. The beautifully appointed two-bedroom villa that allows you to enjoy all the benefits of resort-style holidays. Set in the heart of Metung, you can enjoy all this region has to offer including boating, fishing, swimming and water-sports, with the waterfront hotel, café's and boardwalks a short stroll away. This two-bedroom cabin combines both investment and an inexpensive holiday into one.

- Kitchen/lounge/dining area leading to a large balcony
- Master and second bedroom with BIR's and central bathroom
- Use of resort facilities, including a heated swimming pool and children's play area
- Substantial depreciation allowance
- Strata Title with Management Rights Contract and strong gross yield

Under a Management Agreement, on-site management will look after all aspects of bookings, cleaning and maintenance. Giving you peace of mind that your property is well maintained with the benefit of a potential income. The Metung Holiday Villa grounds include a heated swimming pool, BBQ and picnic areas with a children's playground. Ideal to share these units with a family of four (syndicate) and each family can use the unit. This type of property in this desirable location will not last long! Call Daniel on 0417 824 769 for a private viewing. \_\_\_\_\_

**Due Diligence Checklist** What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)).  
**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.\*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor Statement.