

38 DARLINGTON ROAD, Stawell, Vic 3380



Sold Duplex/Semi-detached

Friday, 19 January 2024

38 DARLINGTON ROAD, Stawell, Vic 3380

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Area: 254 m2

Type:

Duplex/Semi-detached

Contact agent

***PRICED TO SELL!** Welcome to 38 and 38a Darlington Road, a captivating investment opportunity nestled in the heart of the booming regional town of Stawell. This property boasts a unique combination of charm and modernity, offering a front cottage with a retro country feel, a back cottage featuring a modern vintage design, and a spacious bungalow with versatile potential. Situated on a generous 1061m² block with Grampians views, the meticulously restored houses and beautiful landscaping set the stage for a lucrative long-term rental income.

PROPERTY HIGHLIGHTS- Front Cottage: Charming 2-Bedroom Retro Country Getaway- Back Cottage: Modern Vintage 2-Bed + Study Country Retreat. This two-bedroom gem with a study boasts stylish furnishings, a fully enclosed backyard for families, and captivating Grampians views. With magical sunsets, horse scenes, and a serene atmosphere, it's an enticing investment. - The Bungalow: Spacious studio with office, dining modern chic furnishings with a touch of vintage glam. Ideal for artists, couples, small families, and seasonal workers, this tranquil retreat doubles as a rumpus room for kids or a teenager's haven. Savvy investors can tap into its profit potential by converting it into self-contained accommodation or a sought-after Airbnb. - AirBNB Ready: Furnished with AirBNB bookings for Stawell Gift 2024.- Spaces: 2 houses on one title plus a large Bungalow. - Block: Generous 1061m² block. - Location: Central to everything Stawell and the Grampians have on offer and on the best side of town. - Region: Northern Grampians Shire Council – Grampians Region. Access to Grampians National Park, Horsham, Ballarat, Melbourne and Adelaide.- Locality: Prime location to Stawell and other local tourism destinations.- Returns: Lucrative annual returns for savvy investors.- Views: Grampians views and panoramic country views of horses, kangaroos and a dam. - Restoration: Meticulous restoration and beautiful landscaping set the stage for lucrative long-term rental income

MARKET OPPORTUNITIES Markets due to Proximity and Demand: AirBNB (Tourism), Large Extended Families, Groups Co-Buying Property, Granny Flat or Investor Townhouse Development (back block), Stawell Gold Mine (Incoming Workers), Solar and Wind Farm (Worker Groups), Abattoir Workers (Frews Foods), Insurance Industries (Short-term Placements), Small Business (E.g. Gym marketing companies).

38 and 38a Darlington Road is an enticing investment opportunity, offering a multitude of possibilities for savvy investors. Tap into the diverse markets of tourism, corporate housing, and more, showcasing the property's adaptability and potential for robust returns. With strategic location advantages, panoramic views, and a range of amenities, this investment promises a positively geared investment for years to come. To download Section 32 visit: propertyfiles.com.au