

40 Melrose Street, Parkdale, Vic 3195



Block Of Units For Sale

Friday, 24 May 2024

40 Melrose Street, Parkdale, Vic 3195

Bedrooms: 8

Bathrooms: 7

Parkings: 5

Type: Block Of Units



Mark Eddy
0395846500



Mark Kosch
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\$2,900,000 - \$3,100,000

EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 19TH JUNE @ 5PM (unless sold prior)A high assured-yield opportunity especially suited to commercial investors and SMSF holders, this parcel of three individually titled properties presents the potential to realise an above benchmark return of between 8-8.5% per annum on investment. (\$250,000 approx/annum combined rental income). With each home securely leased and on a 5-year agreement (commenced March '24) that factors in annual CPI increases, (further terms: four options terms to renew the leases for a period of five years each). This is a rare Set & Forget opportunity to add a quality residential real estate asset to your superannuation fund or investment portfolio.Occupying just over 900sqm of prime land, the well-presented homes are in immaculate condition that will demand no substantial maintenance outlay for years to come. Comprising two 3-BR double-storey homes as well as a single-level 2-BR property, they feature light-filled layouts with modern well-equipped kitchens, contemporary bathrooms and split system heating/cooling. Each residence also provides easy-care outdoor areas and ample garage parking.Situated in an established & high-quality position just back from Parkdale Plaza and within a walk of the station & transport, this exceptionally rewarding opportunity is zoned for both Mentone Girls and Parkdale secondary colleges and an easy trip to the beach – each factor enhancing the properties' long term rentability.Inspection by appointment.For all enquiries please contact Mark Eddy 0408 098 308 Hodges Mentone.