

**40 Robertson Street, Morwell, Vic 3840**

**ROSS**  
MADDALUNO

**House For Sale**

Sunday, 26 May 2024

40 Robertson Street, Morwell, Vic 3840

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 602 m2**

**Type: House**



Ross Maddaluno

**\$310,000**

Discover a unique investment opportunity at 40 Robertson Street, Morwell! This robust concrete structure home, set on a generous 602 m2 corner block, offers remarkable potential for development and additional income. Key Features:

- Sturdy Construction:** Durable concrete structure with a classic tile roof and aluminum windows ensures lasting quality.
- Spacious Living:** 2 well-sized bedrooms, including a master with built-in robes, provide comfort and practicality.
- Elegant Interiors:** Formal lounge with beautiful hardwood floors and an updated bathroom enhance the living experience.
- Development Potential:** Large corner allotment perfect for a granny flat or unit site development, maximizing your investment.
- Additional Amenities:** Includes a bungalow and shed, offering versatile space for various needs.
- Current Rental Income:** Great tenants generating \$17,940 per annum, making this an attractive investment option.

**Why Invest in Morwell?**

- Growth Potential:** Located in a thriving community with promising development prospects.
- Convenient Location:** Proximity to essential amenities, schools, and transport options.

Contact for a Quick Sale: Call Ross at 0411 122 434 to secure this outstanding property and explore its full potential. Visit : <https://www.consumer.vic.gov.au/duediligencechecklist>