

# 45 Hector Street, Mildura, Vic 3500

AREA SPECIALIST

## Sold House

Tuesday, 2 April 2024

45 Hector Street, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 614 m<sup>2</sup>

Type: House



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**\$335,000**

ITS ADDRESSED: 45 Hector Street, Mildura is an appealing option for investors seeking an affordable entry into the property market. This 3-bedroom, 1-bathroom concrete home combines practicality with a steady rental yield. The property's exterior, marked by a classic white picket fence, opens to an interior featuring vinyl flooring in the living area and carpet in the bedrooms, providing a straightforward living environment. The kitchen, with a natural gas cooktop, caters to daily culinary needs. Outside, the sizeable rear yard, accompanied by a storage shed, adds to the home's functionality. Comfort is ensured across seasons with multiple split systems for heating and cooling, and additional fans in the living room and bedrooms. Making it an even more valuable proposition is an approx 5.13kW solar system. A key advantage for investors is the existing tenant, currently renting the property at \$375 per week. Key Features: 3 Bedrooms, 1 Bathroom, White Picket Fence, Vinyl Flooring in Living Area, Carpeted Bedrooms, Natural Gas Cooktop, Spacious Rear Yard with Storage Shed, Multiple Split Systems for Heating and Cooling, Ceiling Fans in Living and Sleeping Areas, Stable Tenant at \$375pw. Solar system - approx. 5.13kW. 45 Hector Street, Mildura presents as a sound choice for investors focused on balancing affordability with potential returns. This property stands out as an opportunity to grow your portfolio with a stable income stream. Enquire today to explore the investment possibilities of this property!